Parker Road
Community Development District

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

The regular meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, November 21, 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]*

General Business Matters

1. Consideration of the Minutes of the August 28, 2025, Board of Supervisors' Meeting
2. Consideration of **Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget**
3. Consideration of **Resolution 2026-02, Setting a Public Hearing for Amendments to Amenity Policies**
4. Review and Acceptance of the Fiscal Year 2025 Goals and Objectives Reporting Form
5. Consideration of US Bank Fee Increase Letter
6. Consideration of Everon Proposal for Access Control System
7. Consideration of Lawn Enforcement Proposals to:
    a. Provide Landscape enhancements at Amenity Center
    b. Replace Hedge Along SW 121 Way
8. Ratification of GFL Solid Waste Agreement for Recycling Program Participation
9. Ratification of Tennis Unlimited:
    a. Pickleball Court Construction Agreement
    b. Proposal for Additional Work Related to the Pickleball Court Project as Required by Alachua County
10. Ratification of Lawn Enforcement Proposals to:
    a. Relocate Trees from Pickleball Court Site
    b. Replace Sod at Lot 318
    c. Replace Sod at Lot 252
11. Ratification of Redline Electric Proposals to:
    a. Street Light Repairs and Replacements

pfm

b. Amenity Lighting Automation System Repair

12. Ratification of Holt Metals & Fabrications Proposal to Install Metal Ramp
13. Ratification of W.W Gay Proposals to Repair Air Conditioning Unit
14. Ratification of Payment Authorization No. 313 – 324
15. Review of District Financial Statements

Other Business

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Next Meeting: February 20, 2026
    - Field Manager's Report, Proposals & Cost Sheets
    - Lifestyle Coordinator's Report
- Audience Comments
- Supervisors Requests

Adjournment

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes
of the August 28, 2025,
Board of Supervisors' Meeting

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
RESCHEDULED BOARD OF SUPERVISORS' MEETING
Thursday, August 28, 2025
11701 SW 30th Avenue, Gainesville, FL 32608
11:30 a.m.

Board Members present at roll call:

Tara Ezzell	Chairperson
Kelsy Hill	Assistant Secretary
Gary Gossman	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager – PFM Group Consulting LLC	
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destiny Dawson	Lifestyle Coordinator - 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 11:31 a.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

Ms. Carvalho reviewed the public comment period process.

A resident had a comment regarding heating the pool.

Ms. Carlino-McGowan noted new heaters are being installed by October 1st and the pools will be heated for the winter months.

There were no other public comments at this time.

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

Ms. Carvalho noted this is an annual statutory requirement that began last year. These goals and objectives outline everything that the district already does.

ON MOTION by Ms. Ezzel, seconded by Ms. Hill, with all in favor, the Board approved Resolution 2025-09, Adopting Goals, Objectives and Performance Measures and Standards.

SECOND ORDER OF BUSINESS **General Business Matters**

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

The Board reviewed the minutes.

ON MOTION by Ms. Hill, seconded by Mr. Gossman, with all in favor, the Board approved the Minutes of the July 31, 2025, Board of Supervisors' Rescheduled Meeting.

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**

ON MOTION by Ms. Hill, seconded by Mr. Gossman, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Carvalho reviewed the Public Hearing process. She noted the budget is the same budget that was proposed, reviewed and approved in May and there has been an increase since the last fiscal year. She recommended not lowering the budget based on the district's needs.

There was brief discussion regarding the budget and the line-item amounts.

There was also brief discussion regarding the sinkholes.

Ms. Carvalho can follow up with the amount that was previously spent on sinkhole repairs.

Ms. Carvalho noted the district is slowly building up the reserves in case of emergencies and for future projects needed.

There were no public comments at this time.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Carvalho reviewed the resolution, the Operations and Maintenance budget, and the Debt Service budget.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2025-10, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds.

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**

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board opened the Public Hearing on the Imposition of Special Assessment.

Ms. Carvalho reviewed the Public Hearing process and the Assessment Schedule.

A resident had a question regarding the increase in assessments.

The Board addressed the question and noted the Board is being fiscally responsible based on inflation and the needs of the community. The district is also building reserves to serve the community better. It was also noted that the community has grown, which means it has greater needs.

Ms. Carvalho reviewed the budget process.

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board closed the Public Hearing on the Imposition of Special Assessment.

Ms. Carvalho reviewed the resolution.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2025-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025/2026.

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

Ms. Carvalho reviewed the exhibit and resolution.

The Board discussed the meeting schedule. It was noted meetings can be changed or additional meetings can be added with notice.

Ms. Hill recommended having the Public Hearing meeting in the evening to make it easier for residents to attend.
The Board agreed to the following meeting schedule:

- Friday, November 21, 2025, at 11:30 a.m.
- Friday, February 20, 2026, at 11:30 a.m.
- Friday, April 17, 2026, at 11:30 a.m.
- Friday, June 26, 2026, at 11:30 a.m.
- Wednesday, July 15, 2026, at 5:00 p.m.
- Friday, August 21, 2026, at 11:30 a.m.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026.

Consideration of Proposals for Trash Cans

This item was deferred and will be kept on the agenda.

Discussion of Agreements / Waivers / Facility Use Fees for Coaches

Ms. Carlino-McGowan gave an overview and noted the Board needs to decide if the coaches need to share their revenue or not, based on a percentage or set fee. They also need to decide on the onboarding process and what is required within the waiver. She recommended having peak and non-peak times to hold lessons.

The Board discussed the onboarding process, peak and non-peak times, and the fees for coaches. It was noted there should not be an additional fee for the coach, as the residents already pay a fee. Coaches will follow the onboarding process, which will include a waiver, liability process, and a signed agreement.

It was noted the only non-residents using the amenities is the swimming team. There was brief discussion regarding the swimming team and having a non-resident user fee. It was noted guests of residents are allowed to use the amenities.

Ms. Carlino-McGowan reviewed the annual amenities non-resident membership fee.

Ms. Carvalho noted this would have to go through the rulemaking process.

Ms. Hill recommended having an address listed on the guest waiver to connect them to the residents.

The Board agreed with the onboarding process and peak times as created by Ms. Carlino-McGowan.

Ms. Buchanan reviewed the agreement. She noted non-residents must be a resident's guest or pay a non-resident user fee.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Agreements/Waivers/Facility Use Fees for Coaches as set forth by Ms. Carlino-McGowan and noted there will be no fees for coaches.

The rulemaking will take place during the November Board meeting. Ms. Carvalho reviewed the process that will take place.

Ms. Buchanan will review the Coach Liability Waiver.

There was brief discussion regarding the amenity policy.

Ratification of Proposal for Plumbing Repair in Fitness Center Restroom

Ms. Carvalho noted this was authorized outside of a meeting and is solely for ratification.

ON MOTION by Ms. Hill, seconded by Mr. Gossman, with all in favor, the Board ratified the Proposal for Plumbing Repair in Fitness Center Restroom.

Ratification of Payment Authorization Nos. 312

Ms. Carvalho reviewed the payment authorization's new format and noted this is solely for ratification. This has previously been approved by the Chair.

The Board reviewed the payment authorizations.

ON MOTION by Ms. Hill, seconded by Mr. Gossman, with all in favor, the Board ratified Payment Authorization Nos. 312.

There was brief discussion regarding Cepra's last invoices. It was noted that the vendor's last day is September 2, 2025.

Ms. Carlino-McGowan noted she had done a walkthrough with Cepra and Berman.

Ms. Carvalho reminded the Board they will have a credit to use for any initial landscaping needs.

Review of District Financial Statements

The Board reviewed the district financial statements as of July 31, 2025.

Any questions can be sent to Ms. Glasgow.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is in November and new calendar invites will be sent out.

Field Manager & Lifestyle Coordinator – There was brief discussion regarding the request to keep the kitchen open on the weekends. Ms. Carlino-McGowan reviewed the pros and cons.

The Board agreed to keep the kitchen hours as they currently are.

Ms. Carlino-McGowan gave an update on the pickleball permit, the storage shed and cart, the mulch project, pressure washing, palm tree trimming around the pool, the decals, and the payment processing system that is up and running. She also noted there is a sinkhole that needs an additional fill, but this is being addressed. She also noted the kitchen and clubhouse floors have been deep cleaned.

It was noted there are signs regarding the upcoming event posted in the community. It was recommended to post it by the mailboxes.

Ms. Dawson gave an overview of the upcoming events.

FOURTH ORDER OF BUSINESS **Audience Comments and Supervisors' Requests**

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 Ms. Ezzell, seconded by Ms. Hill, with all in favor, the August 28, 2025, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 12:36 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-01,
Adopting a Revised Fiscal Year 2025
O&M Budget

RESOLUTION 2026-01

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025

WHEREAS, the Parker Road Community Development District Board of Supervisors (the "Board") previously approved and adopted an annual budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for each 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budgets, attached hereto as **Exhibit "A,"** are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2024-2025.

c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Parker Road Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025", as adopted by the Board of Supervisors on November 21, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Parker Road Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
SERIES 2007A DEBT SERVICE FUND	$_____
SERIES 2020A DEBT SERVICE FUND	$_____
TOTAL ALL FUNDS	$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($15,000) Dollars or have the effect of causing more than 15% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $15,000 or 15% increase, previously approved transfers included, to the original budget appropriation for the receiving program.

Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 21st day of November 2025.

ATTEST:

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By: _____

Its: _____

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

	Adopted FY 2025 Budget	Actual through 9/30/25	Proposed FY 2025 Budget
Revenues			
Maintenance Assesments	$1,722,991.18	$1,726,749.68	$1,722,991.18
Other Income & Other Financing Sources	0.00	1,500.00	0.00
Keys	0.00	1,248.56	0.00
Rental	0.00	12,750.00	0.00
Membership	0.00	1,500.00	0.00
Fine	0.00	193.00	0.00
Event Sponsorship	0.00	0.00	0.00
False Alarm Fee	0.00	0.00	0.00
Insurance - Tree	0.00	0.00	0.00
Inter-Fund Transfers	0.00	0.00	0.00
Net Revenues	**$1,722,991.18**	**$1,743,941.24**	**$1,722,991.18**
General & Administrative Expenses			
Trustee Services	$8,000.00	$7,758.01	$8,000.00
Supervisor Fees	4,000.00	3,600.00	4,000.00
District Management	30,000.00	30,000.00	30,000.00
Engineering	1,000.00	947.50	1,000.00
Disclosure Agent	10,000.00	10,000.00	10,000.00
District Counsel	7,500.00	13,459.50	13,459.50
Special Counsel	0.00	0.00	0.00
Assessment Administration	12,500.00	12,500.00	12,500.00
Reamortization Schedules	500.00	0.00	0.00
Property Appraiser	75.00	75.00	75.00
Audit	5,400.00	5,400.00	5,400.00
Arbitrage Calculation	1,200.00	600.00	631.90
Web Site Maintenance	3,520.00	2,840.00	3,520.00
Legal Advertising	2,500.00	2,060.81	2,500.00
Miscellaneous office (travel, phone, postage, etc)	3,000.00	9,499.71	9,406.72
Dues, Licenses, and Fees	475.00	361.00	475.00
Public Official Insurance	3,339.60	3,249.00	3,339.60
General Insurance	4,420.00	4,298.00	4,420.00
Contingency- Incl Hurricane cleanup	200,000.00	300,008.40	300,008.40
Reserve	215,000.00	204,371.45	204,371.45
Total General & Administrative Expenses	$512,429.60	$611,028.38	$613,107.57
Field Expense			
Field Management	$25,650.00	$16,200.00	$16,200.00
Landscape Maintenance & Material	0.00	381,718.34	381,718.34
Landscape Maintenance Phase 1	138,020.00		0.00
Landscape Maintenance Phase 2	31,930.00		0.00
Landscape Maintenance Phase 3	54,790.00		0.00
Landscape Maintenance Phase 4	73,330.00		0.00
Landscape Maintenance Collector Rd Large Pond	31,930.00		0.00
Landscape Maintenance Phase 5A East and West and 5B	80,099.04		0.00
Landscape Improvements	30,000.00	19,113.49	19,113.49
Mulch	40,000.00	85,760.00	85,760.00
Tree Trimming	0.00	0.00	0.00
Special Landscape Maintenance/Treatment	20,000.00	17,400.00	17,400.00
Irrigation Repairs	33,328.70	35,304.80	33,328.70
Pressure Clean Curbs and Walks	25,000.00	24,455.00	24,455.00
Electric - Street Lights/ private lighting	19,000.00	9,265.00	9,265.00

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

		Adopted FY 2025 Budget	Actual through 9/30/25	Proposed FY 2025 Budget
Water Reclaimed		27,500.00	16,067.41	16,067.41
Conservation Area Maintenance		31,000.00	15,010.00	15,010.00
Utility Cart Project		0.00	0.00	0.00
Maintenance Person		67,047.49	69,935.97	67,047.49
General Repair & Maintenance		30,000.00	24,734.47	24,734.47
Security		10,000.00	9,836.82	8,896.93
	Total Field Expenses	$768,625.23	$724,801.30	$718,996.83
Amenity Expenses				
Amenity - Insurance		$34,682.00	$32,345.00	$32,345.00
Amenity - Janitorial		5,000.00	3,027.49	3,037.43
Amenity - Pool Maintenance		28,000.00	27,710.18	28,000.00
Amenity - Pool Furniture Replacement		0.00	325.00	0.00
Amenity - Dues & License		125.00	0.00	125.00
Amenity - Maintenance		23,000.00	28,722.62	28,629.63
Lifestyle Programming		31,000.00	31,542.05	31,000.00
Lifestyle Coordinator		69,430.00	62,609.89	62,609.89
Lifestyle Capital		0.00	6,905.60	7,051.59
Amenity - Manager		68,865.39	63,246.42	63,246.42
Amenity - Electric		35,000.00	27,024.00	27,024.00
Amenity - Telephone		2,000.00	3,022.34	3,022.34
Amenity - Gates/ Control Access		4,000.00	5,739.67	5,739.67
Amenity - Cable		3,000.00	3,091.33	3,000.00
Refuse Services and Trash Removal		2,500.00	2,097.06	2,500.00
Fitness Facility - Maintenance		10,000.00	8,632.25	8,632.25
Amenity - Gas (Pool Heating)		30,000.00	11,387.78	11,387.78
Amenity - Pest Control		3,024.00	2,840.00	3,024.00
Tennis Courts/Basketball Court		5,000.00	3,161.51	3,090.64
Amenity - Landscape Maintenance		47,769.96	44,388.20	44,388.20
Amenity - Mulch		11,600.00	0.00	0.00
Amenity - Reclaimed Water		35,000.00	28,335.74	28,335.74
Leland - Office (Overtime, Laptop Leases, Office Equipment)		2,940.00	4,697.20	4,697.20
	Total Amenity Expenses	$451,936.35	$400,851.33	$400,886.78
	Total Expenses	**$1,732,991.18**	**$1,736,681.01**	**$1,732,991.18**
Other Income (Expense)				
Interest Income		$10,000.00	$40,817.04	$10,000.00
	Total Other Income (Expense)	**$10,000.00**	**$40,817.04**	**$10,000.00**
	Net	**$(0.00)**	**$48,077.27**	**$(0.00)**

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-02,
Setting a Public Hearing for
Amendments to Amenity Policies

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District's Amended and Restated Rules of Procedure on _____, 2026, at _____ __.m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of November 2025.

ATTEST:

_____
Secretary/Assistant Secretary

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: _____

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Review and Acceptance of
the Fiscal Year 2025
Goals and Objectives Reporting Form

Parker Road Community Development District
Goals, Objectives and Annual Reporting Form
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

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: Oct 28, 2025

Print Name: Tara Ezzell

District Manager: _____ Date: Oct 28, 2025

Print Name: VIVIAN CARVALHO

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of
US Bank Fee Increase Letter

James Audette
U.S. Bank
5065 Wooster Rd
Cincinnati OH 45226
usbank.com

September 1, 2025

Parker Road CDD
ATTN: District Manager
3501 Quadrangle Boulevard
Suite 270
Orlando FL 32817

RE: Fee Increase for Parker Road CDD 2007A & 2007B REV

U.S. Bank is one of the largest providers of corporate trust services in the nation and is dedicated to providing a high level of expertise and unmatched service to our clients. This commitment to the corporate trust products line has enabled US Bank to efficiently deliver quality products to meet all of your corporate trust needs. Global Corporate Trust is extremely dedicated to remaining a long-term participant in the industry through effective utilization of our people, cutting-edge technology and remarkable service delivery.

We periodically review the fee structure of customer accounts, so that we are able to continue to provide corporate trust services that meet the high service levels our customers expect and deserve. We expect to implement a modest increase in our fees, effective with fee billing cycles after 10/01/2025. You will note an increase on your next scheduled fee billing statement as follows:

Fee Type	Current Fee Amount	New Fee Amount
04200 Trustee	$3450	$3750
	$	$
	$	$

We believe this amount is a reasonable reflection of the increasing costs we bear in providing services to our customers. We trust you will agree that the service that you receive from U.S. Bank is commensurate with this new fee structure. We appreciate the opportunity to be of service to you, and your business is important to us. If you have any questions, please contact me.

Sincerely,

James Audette
Client Manager, U.S. Bank Global Corporate Trust
james.audette@usbank.com
7417231243311

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PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Everon Proposal
for Access Control System

everon™

PRODUCTS AND SERVICES RIDER

892109015

Branch:	66591	Sales Representative:	Martella Moore	Today's Date:	11/14/2025

Customer Information			
Business Name:	OAKMONT AT GAINESVILLE	Phone:	(352)727-7939
Address:	3501 QUADRANGLE BLVD STE 270 ORLANDO, FL 328178329	Billing Address:	3501 QUADRANGLE BLVD STE 270 ORLANDO, FL 328178329
Customer No:	81591018	Sales Agreement No:	892109015

This Rider is subject to and upon execution shall become part of the master agreement ("Agreement") between Everon, LLC ("Everon")[1] and the Customer listed above for the Products and/or Services described below. All capitalized terms not defined herein have the meaning defined in the Agreement.

[1] Everon is registered to do business as Everon Solutions, LLC in Alaska, Delaware, Illinois, Indiana, Pennsylvania, and Vermont

Total Products and Installation Charge:	**$9,224.44**
Total Estimated Taxes:	**$0.00**
Total Charges:	**$9,224.44**

Customer hereby agrees to pay Everon, its agents or assigns on a progressive basis as follows:

- The remaining balance of $9,224.44.

In each case, payments shall be subject to the agreed payment terms described in the Agreement. Payment by credit card shall be subject to an additional 3% processing fee assessed and passed through from Everon's credit card processing company. Payment by method other than credit card shall not be subject to additional fee.

Recurring Service Charges: $87.38 per month

Customer agrees to pay the Recurring Services Charges shown above, plus applicable taxes and surcharges as set forth in the Agreement, for the usage of any Everon-owned equipment and any Recurring Services selected. Customer has made an advance payment of Recurring Services Charges in the amount of $0.00 at the time of sale.

Site Location Information			
Location Name:	PARKER ROAD CMTY DEV DIST		
Address:	11701 SW 30TH AVE B CONFERENCE CENTER GAINESVILLE, FL 326080067	Phone:	(352)204-8177
Site #	600184659		

System Design Information			
System Design Name:	Copy of Oakmont at Gainesville, 11701 SW 30th Ave B, Gainesville, FL Expand Access	Job #:	
Equipment Ownership:	Outright Sale		
Warranty Period:	90 Days		
Products and/or Installation Schedule of Values:	30/70: 30% of Contract Value Upon Contract Acceptance 70% of Contract Value at Final Acceptance		

Services

Copy of Oakmont at Gainesville, 11701 SW 30th Ave B, Gainesville, FL Expand Access	
Service Plan	Extended Service Plan - Parts and Labor Premium:1

Inspections

Category	Component	Qty	Frequency	Est. 1st Inspection
Inspection Access Control	Inspection Access Control Readers	1	Annual	

Equipment List

Qty	Description	Included in Service Plan
20	3/4 inch Liquid Tight Flex (sold by the foot)	Yes
1	Outdoor Mercury-Lenel Access Power Integration Enclosure With Backplane Trove1 Series	Yes
1	PWR DIST MODULE, 4 FUSED OUT, OPERATES TO 28VAC/VDC @ 10A, UL	Yes
1	TRANSFORMER 24 28 VAC 100AMP 24 or 28 UL LISTED	Yes
2	DOOR CONTROL, LOCK; PUSH BUTTON 2" RD MOM. SINGLE	Yes
2	(Adi# SN-WBB)Weather Back Box For Wss Wave Sense Switch	Yes
1	Bus Splitter/Repeater	Yes
2	Clear view weather cover	Yes
2	Access Control Module For Door Access	Yes
1	PROFUSION ACCESS CTRL CABLE PL enum - 22 6 shld 2-18 4 1-18	Yes
2	Flex Mount Kit Slide Gate	Yes
2	3millID Mullion OSDP Reader (DESFire, Mifare, & Proximity -	Yes
2	M62 Magnalock, face mount, conduit, door	Yes
2	TREX request to exit detector, w/ tamper, piezo, timer and 2 relays, white	Yes

Summary of Charges

Equipment & Installation Total	$9,224.44
Estimated Taxes	$0.00
Monthly Fee	$87.38

Scope Of Work

Everon will be expanding a DMP access control system. The access control will be expanded to the Pickle Ball Court. Please see internal scope of work.

------ INTERNAL NOTES ------

- Operational Site Requirements/Notes
  - Existing Customer: Yes
  - Ceiling Conditions: N/A
  - Lift Requirements: N/A
  - Lock Smith Requirements: N/A
  - Everon Sub Provided Work: N/A
  - Permit Requirements: No

------ BASED ON THE SITE SURVEY, Everon WILL: (see attached design documentation/site plan) ------

- Install 1 Altronix TROVE1M1WP, Altronix PD4UL, 1 Altronix T248100, 1 DMP 1134 and 1 DMP 710(Please note that all of these parts may not be needed if directional boring is successful)
- Install 1 Securitron PB5, WBB(S), & WCC. In addition to 2 #MIL-R11330-NB
- Test & connect all devices
- Test, Program, and train end user on the on the systems use including remote management where applicable.
- Everon will not be responsible for any directional boring.

Customer Contact for Scheduling: Alisa McGown 352-204-8177

Sales Contact: Martella Moore 904-609-0117

Standard Inspections

Everon shall on a routine basis provide a visual inspection, examine, clean, and provide a walk test of system components as necessary for equipment on premises. System repair, equipment replacement, lift rentals, and other high-reach equipment are excluded.

The frequency of service will depend on the size and complexity of the system and the client's specific needs.

Everon is to make all inspections and/or minor adjustments to the equipment by the manufacturer's recommendations.

All regularly scheduled inspections shall also be recorded or signed by the Everon technician. Work tickets shall also show the time arrived and departed from the job.

All identified deficiencies should be documented and presented to the client.

Software updates to control units are not part of a Software Support Agreement (SSA). An SSA must be purchased separately if needed as part of the functionality of the system.

Access Control System Inspection

The Service Provider shall provide an annual preventative inspection schedule that will be performed on a regular schedule, as determined by the service provider and the client. The frequency of service will depend on the size and complexity of the Intrusion System and the client's specific needs.

System repair, equipment replacement, lift rentals, and other high-reach equipment are excluded.

- Access Control Door Services
  - Clean reader, verify readers are functioning properly by the manufacturer's specifications
  - Check all Access Controlled Doors for proper release upon valid card scan
  - Validate and verify all electromagnetic/electromechanical locks are in optimum operating condition
  - Validate alarm notifications – the door is forced and/or the door held open
  - Verify all Access Control Device Status (DPS and RQEs), must document all identified deficiencies

- Access Control Head End
  - Perform a complete system backup
  - Clean all fans and filters on PCs used for the Access Control System
  - Document all identified discrepancies
  - Check for any software patches and install as needed, review error logs, and review settings. On-site during inspection, not a component of a Software Support Agreement.

- Access Control Panel Services
  - Verify Panel Tamper Switches are reporting and operational if present
  - Verify all Access Controllers communications and perform refreshers
  - Verify input and output devices
  - Clean enclosures as needed by removing dust and debris
  - Validate and very overall system connectivity and cabling
  - Document all identified system deficiencies

- Power Supplies
  - Visual Inspection for damage/corrosion
  - Check the Backup battery on/off charge voltage
  - Check the battery installation date

- Perform a visual inspection on all cameras, access control, badge printers (visitor and standard credential), and intercom devices on a regular schedule, as determined by the service provider and the client.

rev 202501

Inclusions/Exclusions

This is a preliminary proposal and will require the approval of both the customer and EVERON Solutions Management. Customers understands at this time, the availability and price of certain materials worldwide can be extremely volatile. Customer agrees that should the cost to EVERON Solutions of the Materials required for this Project rise, EVERON Solutions reserves the right to reasonably reassess the cost differential and add any increase to the pricing provided.

------ CUSTOMER RESPONSIBILITIES ------

- General Responsibilities
  - CUSTOMER is aware any delays resulting from failure to provide any of the below-mentioned customer responsibilities could result in additional fees and/or result in delays/rescheduling of the installation. In the event of a rescheduled installation EVERON cannot commit/offer any expedited scheduling – Scheduling will be offered on a first come, first go basis (with consideration of equipment availability).
  - CUSTOMER to provide access to all areas where work is to be performed during installation including (but not limited to) door/access keys or credentials (if necessary), security passes or clearance, removal of obstructions in work areas, etc.
  - CUSTOMER will provide mounting area for the security panel equipment and accessories.
  - CUSTOMER is responsible for any patching, painting, replacement of ceiling tiles, wall coverings and understands EVERON takes no responsibility for damages caused due to penetrations through stucco walls.
- Communication/Transmission Related Responsibilities
  - CUSTOMER will be responsible for providing IT support for Firewall and Port opening on their network when using an IP device and said contact will be available throughout the entirety of the installation process. Customer is responsible for providing their own network security and the resolution of any network related issues.
  - CUSTOMER will be responsible for providing and installing telephone line(s) and jack(s) (RJ31X) unless using IP DACT or Cellular communication.
- Electrical Related Responsibilities
  - CUSTOMER will be responsible to provide dedicated 110VAC circuit connection(s) within 6 feet of security panel equipment.
  - CUSTOMER will be responsible to provide network port connection(s) within 6 feet of the security panel equipment.
  - CUSTOMER will be responsible for providing dedicated 110VAC circuit connection(s) within 6 feet of wireless keypad(s).
  - CUSTOMER will be responsible for providing dedicated 110VAC circuit connection(s) within 6 feet of POE Switch(s).
  - CUSTOMER'S electrical contractor or electrician to provide dedicated 110vac circuits for the FACP and Cellular Communicator. Customer's electrician will be on site and assist with hard-wired connection of high-voltage transformer for FACP main power

and cellular radio during the installation process.

- Customer Provided, Contractor and/or 3rd Party Responsibilities
  - CUSTOMER is aware EVERON takes no responsibility for customer, contractor, or 3rd party responsibilities and cannot warranty work conducted by others.
  - CUSTOMER will provide an OSHA Certified Lift to be on premises the morning of the installation and available throughout the entirety of installation.
  - CUSTOMER will furnish and install all necessary lock work for door(s) to be completed prior to EVERON installation.
  - CUSTOMER will furnish and install protective floor coverings in areas where lift work shall be performed; EVERON takes no responsibility for damaged caused to flooring resulting from lift related activities.
  - CUSTOMER will furnish and install all cabling & conduit/raceways with pull strings. All conduits/raceways to include pull boxes installed maximum 150' apart and will terminate in an appropriate electrical box(s). All cabling will include minimal 15' service coils at termination points.
  - CUSTOMER will provide/coordinate an onsite elevator technician during installation for connection to security equipment.

------ CUSTOMER UNDERSTANDS ------

- General Understanding(s)
  - EVERON will perform the installation, conduct tests and inspections during normal business hours and days: 8AM to 5 PM Mon-Fri. using standard labor rates excluding Union and prevailing wage rates.
  - Programming/Training to be limited to (1) end user who must be available at the time of installation, additional users would fall to the responsibility of the customer, training to be limited to basic/day to day use with additional training available at an added expense.
  - Design & Bid is based off plans listed in this proposal. Any changes made by the owner, GC, EC and/or the AHJ may result in additional costs.
  - Equipment changes or location changes due to CUSTOMER request, or if necessary, for the system to operate properly, will be considered a change order from the original scope of work and billed accordingly at the labor and material rates already in effect on this contract.
  - CUSTOMER understands EVERON will take no responsibility for network security and/or the security of the system connection to a customer provided network.
  - CUSTOMER agrees that at this time, the availability and price of certain Materials and Commodities ("Material") worldwide, including but not limited to, chip components, oil, gasoline, steel, aluminum, and plastic products can be extremely volatile. Customer further agrees that should the cost to EVERON Solutions of the Materials required for this Project rise, EVERON Solutions reserves the right to reasonably reassess the cost differential and add any increase to the above pricing.
  - CUSTOMER understands that the establishment of a wireless communication path for security equipment will need to be done in phases. EVERON intends to install and operate a wireless strength test prior to conducting full installation of the system. This test will involve EVERON installing a small number of wireless devices at the farthest point in the building and leaving them to operate for no less than three days before returning. If these devices fail during the test, adjustments will need to be made, and the test restarted prior to completing full installation.
  - CUSTOMER understands EVERON intends to establish a wireless communication path for security equipment, and due to the size/nature of the building, unforeseen communication issues may arise resulting in additional costs. Customer agrees if EVERON is unable to implement an adequate communication path, the customer will be billed for labor of time spent on site.
- Warranty/Service Understanding(s)
  - CUSTOMER understands EVERON does not warranty/service equipment or issues resulting from "Acts of God".
  - CUSTOMER understands EVERON service calls are conducted during normal business hours and days: 8AM to 5 PM Mon- Fri. using standard labor rates excluding Union and prevailing wage rates unless covered by an extend service plan. Any service requests made outside of normal business hours will be treated as an emergency response and billed as such.
  - Connection to Existing Equipment/Wire: It is mutually understood and agreed that EVERON assumes no responsibility whatsoever for the maintenance, operation, non-operation, actuation, non-actuation or needless or erroneous actuation of the existing equipment; that service may be terminated by EVERON in the event the existing equipment is not in good working operating condition and EVERON shall not be liable for any damage of subject to any penalty because of such termination. Any repairs to or replacement of existing equipment at the time of reconnection will be charged to the customer on a time and materials basis at the prevailing rates.
  - CUSTOMER understands the requirement of UL certification. It is mutually understood and agreed that Everon assumes no responsibility for existing equipment regarding UL requirements or status. Any UL deficiencies resulting from existing equipment, current or future, will be the responsibility of the customer to correct.
  - CUSTOMER understands that any future service needs for proposed equipment will require a lift onsite. EVERON service plan does not include the costs associated with lift fees and these costs will be billed at a time and material rates as needed/requested.
  - EVERON assumes no responsibility for alterations in the resolution, illumination, or field of view of outdoor surveillance devices, resulting from environmental changes.
  - CUSTOMER understands the use of any Point to Point (wireless communication) equipment may be impacted by restrictions/obstructions (inclement weather, environmental changes) of "Clear Line of Sight". EVERON is not responsible for ensuring/creating "Clear Line of Sight" and any future service needs resulting from obstructions to line of sight may be treated as billable and not covered under EVERON service plan.
- Permitting Application/Process Understanding(s)
  - CUSTOMER understands that in the case of required permitting, the AHJ (Authority having Jurisdiction) may require modification(s) to the proposed project both during the permit approval process and/or during final inspection(s). Any required modification(s) will be implemented at the customer's expense.
  - CUSTOMER understands that in the case of required permitting, EVERON will not commence and/or schedule any installation until all required permits have been fully approved/supplied in an effort to avoid extensive/unforeseen modifications.

- CUSTOMER understands in the case of EVERON Supplied permitting; EVERON has no ability/authority to expedite the approval timeline which can exceed 3-4 weeks and is dependent on the local municipality.

NOTE: No other equipment, materials, services nor labor is implied nor to be presumed by either, the Customer or EVERON Solutions other than specifically listed and described in writing within the EVERON Agreement and/or Agreement Rider as to be reviewed, signed & mutually approved by both, the Customer's Authorized Representative & EVERON prior to installation & activation of service.

Signatures
Pricing above is as of the date of this Proposal and Rider and valid for 30 days unless a change in equipment cost occurs. Government tariffs or levies may cause these prices to increase, even if such tariffs or levies are enacted after the date of this Proposal and Rider. Please speak to your sales representative for solutions to minimize risk of tariff-related price increases.

Florida law requires alarm verification before Everon can contact a law enforcement agency for alarm dispatch. Customers both using the protected premise to store firearms or ammunition and holding a valid federal firearms license as a manufacturer, importer, or dealer of firearms ammunition may opt out of the alarm verification process by contacting Everon at 866-806-2166.

IN WITNESS HEREOF, Customer and Everon have caused this Agreement to be executed by their duly authorized representatives below.

Customer Signature

Everon Authorized Manager

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of
Lawn Enforcement Proposals to:

a. Provide Landscape Enhancements at Amenity Center
b. Replace Hedge Along SW 121 Way

Lawn Enforcement Agency, Inc.

Proposal #6264

Date: 11/11/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Enhancement Opportunities

I recommend adding agapanthus in this area please let me know if you like this recommendation

I recommend adding more iris to both these areas please let me know if you if you like these recommendations as well

I recommend replacing this area of turf at the amenity center
Please let me know if this is something you are interested in as well

I would also like to add Iris here to match the opposite side of the bed

Enhancements

Plant Install/ Sod Install

Items	Quantity	Unit
African Iris	35.00	3 gal
Agapanthus--Agapanthus sp. - Installed	50.00	3 gal
Icon - Zoysia Sod	2,000.00	sq ft

Plant Install/ Sod Install : $5,805.00

Subtotal	$5,805.00
Estimated Tax	$0.00
Total	**$5,805.00**

Terms & Conditions

By

Matthew Wimberly Jr

Date 11/11/2025

By _____

Date _____

Oakmont Community

Lawn Enforcement Agency, Inc.

Proposal #6263

Date: 11/11/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Proposal for Additional Walter's Viburnum Sw 121st Way

This proposal will be two different options, I recommend option 1 for a more unified look

Option 1

- Remove all existing and replace all with new Walter's viburnum, this will give in a more unified look because they will all be the same height

Option 2

- Add New Walters Viburnum to all missing areas

Option 1

Plant Install

Items	Quantity	Unit
Walters Viburnum -- Viburnum obovatum - Installed	66.00	7 gal

Plant Install: $3,861.00

Option 2

Plant Install

Items	Quantity	Unit
Walters Viburnum -- Viburnum obovatum - Installed	46.00	7 gal

Plant Install: $2,709.00

Subtotal	$6,570.00
Estimated Tax	$0.00
Total	**$6,570.00**

Terms & Conditions

By

Matthew Wimberly Jr

Date 11/11/2025

By _____

Date _____

Oakmont Community

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of GFL Solid Waste Agreement
for Recycling Program Participation

Customer Service Agreement

GFL Solid Waste Southeast, LLC
5002 Southwest 41st Boulevard
Gainesville, FL, 32608
(P) 844-464-3587
(W) www.gflenv.com

PREPARED FOR: ALISA MCGOWAN
ACCOUNT #: 882|77881
TYPE: PERMANENT SERVICE AGREEMENT

CUSTOMER'S LEGAL ENTITY NAME ("Customer")

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO, Florida 32817

BILLING ADDRESS

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO, Florida 32817

PRIMARY CONTACT

ALISA MCGOWAN
Email: acmcgowan@bermancorp.com
Mobile:
Phone: 954-328-4179

SCHEDULE OF SERVICE

EFFECTIVE DATE October 29, 2025

QTY	SERVICE	CHARGE TYPE	FREQUENCY	MATERIAL	STANDARD RATE
2	0.50 - YD - COMM RL RECY SINGLE STREAM PERM	Monthly	1 x Every Week	Comingled Recyclables	$99.02

Site Name: 11701 Southwest 30th Avenue
Address: 11701 Southwest 30th Avenue
Gainesville, FL 32608-0067
Site Contact: ALISA MCGOWAN

STANDARD FEES

Delivery Fee (COMM DELIVERY): $150.00
Removal Fee (COMM REMOVAL): $225.00
Extra Pickup (EXTRA PICKUP-ROUTED DAY): $150.00

Customer is responsible for fuel, environmental, administrative, set-up fees, and other fees and charges as invoiced.

Initial Set-up Fees

SITE NAME	CHARGE	QUANTITY	PRICE

TERMS AND CONDITIONS

SERVICES. Customer grants Company the exclusive right to collect and dispose all of Customer's Waste Materials (as defined below). Company agrees to furnish the services and Equipment specified herein, subject to the terms and conditions of this Agreement. Changes in collection frequency and type of Equipment may be agreed to orally or in writing, provided that no terms and conditions added by Customer shall be binding upon Company unless expressly accepted in writing by the Company's authorized officer. Company reserves the right to substitute similar but equivalent services. These terms and conditions supersede any Customer issued agreements and/or purchase orders.

TERM. The term of this Agreement is sixty (60) months commencing on the Effective Date referenced herein, and shall automatically renew for additional sixty (60) month terms thereafter, unless the Customer provides notice by certified mail, personal delivery, or a nationally recognized courier service to the Company's address herein of non-renewal at least ninety (90) but not more than one hundred eighty (180) days prior to the expiration of the then current term.. If Customer terminates this Agreement other than as provided above, or if Company terminates due to Customer's breach (including nonpayment), Customer shall pay to Company, in addition to Company's legal fees, if any, liquidated damages in an amount equal to the average of the Customer's invoices for the prior twelve (12) months multiplied by six (6); or if Customer has not been serviced for twelve months, an amount equal to Customer's most recent monthly charge multiplied by six. Customer acknowledges that Company has dedicated certain Equipment, personnel and/or incurred other debts/commitments to service Customer and has a right to profit in good faith in its relationship with the Customer. Customer acknowledges that the actual damages to Company in the event of termination are not easily ascertainable and thus the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting from such termination, and is a genuine estimate of Company's anticipated damages and is not imposed as a penalty. The liquidated damages amount set out in this section does not include other costs and charges for servicing Customer's account including removing the Equipment which will be billed as a separate charge by Company. Company may terminate this Agreement at any time with not less than ten days prior notice to Customer.

EQUIPMENT. All equipment furnished to Customer or used by Company ("Equipment") shall remain Company's exclusive property and shall be used only for the purposes intended by this Agreement. Customer shall not encumber, alter, move or overload the Equipment (by weight or volume), or compact Waste Materials once placed in the Equipment or otherwise utilize the Equipment for any purpose other than for the disposal of Waste Materials without Company's approval. If Company is assessed an overweight fine Customer shall reimburse Company for the costs of such fine. Customer shall pay an extra yardage and pickup fee for Waste Material not properly contained and any fees for contaminated recyclables. Customer shall maintain the Equipment and surrounding areas in a clean manner to enable Company to service the Equipment safely and efficiently. Customer shall secure the Equipment at all times to prevent unauthorized access and accepts sole responsibility for all losses and damage related to the Equipment, normal wear and tear excepted. If Customer fails to use Company's Equipment for the disposal of Waste Materials for ten days or more, Customer authorizes Company to remove the Equipment and/or terminate this Agreement upon notice to Customer and/or charge Customer a rental fee.

NON-HAZARDOUS WASTE ONLY. Customer represents and warrants that all materials to be collected by Company are nonhazardous solid waste and Recyclables ("Waste Materials") and will not contain any of the following Excluded Waste: (i) hazardous, biohazardous, infectious, radioactive, flammable, explosive, biomedical, or toxic waste as defined by applicable laws or regulations, including, without limitation, any hazardous waste regulated under the Resource Conservation & Recovery Act, 42 U.S.C. §§ 6901 et seq, and associated regulations, 40 C.F.R. Part 261; and the Toxic Substance Control Act, 15 U.S.C. §§ 2601 et seq, and associated regulations, 40 C.F.R. Part 761 (including PCBs in any concentration); (ii) other materials, that because of their chemical or physical state, pose a risk to human health or the environment; or (iii) materials that require special handling or disposal due to weight, size or composition such as tree stumps, concrete, appliances or similar types of materials unless specifically described on the front page of this Agreement. Recyclables shall include all materials that may be recycled or recovered provided that Recyclables deemed contaminated by the receiving facility shall be charged to Customer as Waste Material plus a re-routing fee for the cost of routing the contaminated Recyclables from a recycling facility to a waste facility. Customer shall remove Excluded Waste from the Equipment or other property, but if such materials are not removed by Customer immediately then Company may arrange for lawful disposal at the sole cost and expense of Customer. Title to and liability for Excluded Waste shall at all times remain with Customer. Customer shall be responsible for all costs associated with Excluded Waste, including, but not limited to, handling, loading, preparing, exhuming, transporting, storing, and disposing of Excluded Waste and any materials contaminated therewith. Title to Waste Materials (as defined above) including any value in connection therewith (such as environmental attributes or otherwise) shall vest with the Company. Customer shall at its expense provide any requested chemical characterization of waste to be collected and provide prior notice of any changes in the waste characteristics or generation process. Customer shall be solely responsible for complying with applicable laws mandating pretreatment, source separation or recycling.

INDEMNITY. Company shall hold harmless and indemnify Customer from and against any claims for damage to persons, property or both (including death) to the extent such damage or injuries were caused by Company's negligence or willful misconduct or violation of law, in its performance of services pursuant to this Agreement, provided that Company's indemnification obligations shall not apply to occurrences involving Excluded Waste. Customer shall defend, hold harmless and indemnify Company, its officers, directors, members, affiliates, employees, and representatives from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, reasonable investigation and legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, violation of law, use of Equipment or breach of this Agreement.

ACCESS. Customer shall provide unobstructed access to the Waste Materials on the day of collection. If such access is not provided then Customer will be notified and Company may make additional collection attempts, subject to additional charges. Company shall be excused from providing service if precluded from doing so due to reasons beyond its control. All enclosures must meet Company's enclosure standards. Customer represents and warrants that any right-of-way used by Company to access the Equipment is sufficient to bear the weight of the Equipment, Waste Materials and Company's vehicle and further warrants sufficient overhead and side clearance to accommodate the placement and movement of Company's vehicles and Equipment. Company shall not be responsible for any damage to any curb, driveway or subsurface or enclosure or any side obstacles such as electrical wires, overhanging rooflines or eaves, trees, walls, or other obstacles within the service area except to the extent caused by Company's negligence.

CHARGES & PAYMENT. Customer agrees to pay all invoice charges within thirty days of the date of the invoice. If payment is not made when due, Customer agrees that Company may charge a late charge for which Customer is responsible in any amount up to the maximum amount allowed by applicable law. Company may suspend service or remove its Equipment if payment is late or for any other breach by Customer without prejudice to any of Company's other rights, and such suspension or removal shall not constitute termination of this Agreement unless Company so elects. Customer understands that all rates are charged exclusive of applicable taxes, and that it is Customer's responsibility to notify Company of any applicable tax exemption to which Customer is entitled prior to charges being billed. Customer shall pay any applicable franchise fees, suspension and reinstatement related charges, container exchange and relocation charges, charges for payments rejected due to non-sufficient funds, and any environmental, fuel, administrative and other charges included on Customer's invoice whether implemented on or after the Effective Date. Company may, in its sole discretion, increase rates and charges to Customer for: (i) any new or change in law, regulation, permit or approval, including any fees, taxes, franchise fees, tolls, host charges or similar charges related to Company's business; (ii) any increase in processing, recycling, treatment, disposal or transportation costs; (iii) any increase in the Consumer Price Index-All Urban Consumers (Water, Sewer & Trash Collection Services) (or upon notice to Customer any other nationally recognized index); (iv) weights of Waste Material being higher than those estimated; or (v) change in Company's charges or rate programs. In addition, Company may increase or impose additional charges for reasons other than those set forth above upon prior written notice (which notice may be contained in an invoice) and consent by Customer which may be evidenced verbally, in writing, or by the actions and practices of the parties including payment. Customer shall have conclusively agreed to any invoiced amounts upon the earlier of payment of the invoice, or Customer's failure to deliver a written objection within thirty days after the invoice date. If Customer does not consent to such increase, Company may terminate this Agreement upon written notice to Customer. Customer acknowledges and agrees that any rate or charge assessed or increased is not represented to be an offset or pass through of Company's costs, and that such rates or charges may actually reflect an amount for profit or margin.

DISPUTES, ARBITRATION, JURY TRIAL & CLASS ACTION WAIVER. Except for claims by Company for collection of its fees or indemnity or claims by Customer against Company for property damage, the parties knowingly, voluntarily and irrevocably agree that at the election of either party any controversy arising between them (WHETHER RELATED TO THIS AGREEMENT OR ANY PRIOR AGREEMENT) shall be resolved by BINDING ARBITRATION under the rules of the American Arbitration Association governed by and enforceable under the Federal Arbitration Act, and judgment on the award may be entered by any court having jurisdiction. Customer acknowledges the service Company provides to it impacts interstate commerce and agrees that any dispute about the enforceability or scope of the agreement to arbitrate shall be decided by the arbitrator. The parties' mutual promises contained herein, including to arbitrate certain disagreements, rather than litigate them before courts or other bodies, provides adequate consideration therefor. THE PARTIES EACH HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, COUNTERCLAIM OR CROSS-CLAIM BROUGHT BY ANY OF THEM AGAINST THE OTHER WHETHER IN ARBITRATION OR AS OTHERWISE EXCEPTED ABOVE AND FURTHER WAIVE THE RIGHT TO PARTICIPATE AND/OR BE REPRESENTED IN ANY CLASS ACTION, ANY ACTION ON A CONSOLIDATED BASIS OR ANY OTHER COLLECTIVE OR REPRESENTATIVE PROCEEDING. THE PARTIES AGREE THAT NO ACTION MAY BE MAINTAINED AS A CLASS ACTION OR PURSUED ON A CONSOLIDATED BASIS IN ARBITRATION OR OTHERWISE. Any action (including arbitration) by Customer against Company whether related to this Agreement or any prior Agreement, must be brought within one year from the date of any alleged wrongful act. Any proceedings shall be conducted in the location where services are rendered by Company to the Customer and governed by the laws of that state. Customer shall promptly notify Company in writing via certified mail of any alleged breach by Company and allow Company a reasonable period of time to cure, but in any event no less than ten days. Customer's failure to give notice of an alleged breach as required by this section shall be deemed a waiver of any such claim. If any proceeding is brought by Company in connection with this Agreement Company shall be entitled to recover its legal fees and costs leading up to and incurred in that action in addition to any other relief to which it may be entitled. Company shall not be liable for any indirect, incidental or consequential damages and its aggregate liability, if any, arising out of this Agreement shall not exceed the amount paid to Company by Customer for the prior twelve month period, regardless of the recovery sought. This paragraph and Customer's representations, warranties and indemnification shall survive termination of the Agreement.

MISCELLANEOUS. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL ARE EXPRESSLY DISCLAIMED. If there is a conflict between this Agreement and any other agreement or purchase order between Customer and Company, the terms of this Agreement shall govern. Customer consents and agrees that Company may monitor and record calls and that any contact information provided by Customer, including, but not limited to, telephone numbers and e-data, may be used by Company and its affiliates, and their respective employees, agents and service providers, for any and all communications (including, but not limited to: service issues, marketing and debt collection), which consent may not be unilaterally or orally revoked without the mutual written agreement of both parties. Customer represents that it is the subscriber or user of any contact information provided to Company by Customer. Customer acknowledges that this is an agreement between commercial business entities and does not involve the provision of goods or services to a consumer. This Agreement is binding on the parties and their successors and assigns, provided Customer may not assign this Agreement without the prior written consent of Company. This Agreement constitutes the entire understanding between the parties regarding the subject matter hereof and supersedes all prior negotiations and agreements. The invalidity of any provision of this Agreement shall not invalidate the remaining provisions.

This Customer Service Agreement together with the Terms and Conditions set forth herein ("Agreement") is a legally binding contract between Company and Customer, and the individuals executing this Agreement have all power and authority to execute this Agreement on behalf of their respective company. This Agreement may be executed in counterparts and by electronic transmission.

SIGNATURES

Customer	GFL Solid Waste Southeast, LLC
Signature: Tara I Ezzell (Nov 3, 2025 12:35:49 EST)	Signature: Josh Hallberg (Nov 3, 2025 12:44:07 EST)
Printed Name: Tara I Ezzell	Printed Name: Josh Hallberg
Title/Position: Oakmont CDD	Title/Position: Account Manager
Signature Date: Nov 3, 2025	Accepted Date: Nov 3, 2025

PARKER ROAD CDD/ OAKMONT- 2025-10-29

Final Audit Report 2025-11-03

Created:	2025-11-03
By:	Josh Hallberg (jhallberg@gflenv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUWU4mHU8XuzqjxC7yqsVan5uWKdCknX9

"PARKER ROAD CDD/ OAKMONT- 2025-10-29" History

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Signer tezzell@yahoo.com entered name at signing as Tara I Ezzell
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Document e-signed by Tara I Ezzell (tezzell@yahoo.com)
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Signature Date: 2025-11-03 - 5:44:07 PM GMT - Time Source: server

Agreement completed.

2025-11-03 - 5:44:07 PM GMT

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PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Tennis Unlimited:

a. Pickleball Court Construction Agreement
b. Proposal for Additional Work Related to the Pickleball Court Project as Required by Alachua County

AGREEMENT BETWEEN THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT TENNIS UNLIMITED, DING PICKLEBALL COURTS

THIS AGREEMENT (the "Agreement") is made and entered into this 6 day of October, 2025, by and between:

Parker Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District"); and

Tennis Unlimited -Warehouse Gym LLC, a Florida limited liability company, with a mailing address of 15706 NW 94th Avenue, Alachua, FL 32615 (the "Contractor," and together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the County Commission of Alachua County, Florida.

WHEREAS, the District was established for planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

WHEREAS, the District is to retain an independent contractor to build Pickleball Courts, labor and other materials related thereto; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide pool heater replacement services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the "Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference, are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.Isde

A. Contractor shall provide the Services as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A,** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A,** this Agreement controls.

B. Services shall commence upon execution of this Agreement and be completed within sixty (60) calendar days of notice to proceed by the District, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.

E. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within seventy-two (72) hours.

G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor **One Hundred Seven Thousand Five Hundred Dollars ($107,500)** for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the

Services pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and to the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct, remove, and replace them promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor does not warrant work and materials provided by the District or a third party.

SECTION 5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings

with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that 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.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided with a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance

of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney, paralegal, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement, and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents, and other communications under this Agreement (the "Notice") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. **If to District:**
Parker Road Community
Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Attn: District Manager

With a copy to:
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to the Contractor:**
Tennis Unlimited-Warehouse Gym LLC
15706 NW 94th Avenue
Alachua, FL 32601
Attn: Stephen Toth

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Alachua County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Vivian Carvalho** (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, CARVALHOV@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

SECTION 26. SEVERABILITY. 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.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly

violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson, Board of Supervisors

TENNIS UNLIMITED-WAREHOUSE GYM, LLC

_____
By: Stephen toth
Its: _____

Exhibit A: Scope of Services

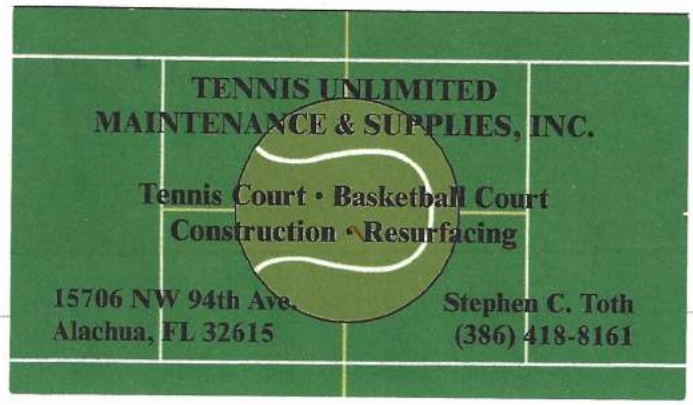
Exhibit A

TENNIS UNLIMITED

High Springs, FL, 32643

(386) 418-8161

Vendor - Bid	***Tennis Unlimited***
Install (4) New Pickle-Ball Courts per Diagram (See Attached)	***$ 107,500.00***
1) Remove grase, Grade & Prep Area (122 FT. x 66 FT.) ***(Estimate does not include fill if required to level area)***	***Included***
1) Furnish & Install 6 inches of lime rock and compact	***Included***
2) Furnish & Install 1 1/2 inches of Asphalt Compact to 1 Inch	***Included***
3) Allow Asphalt to cure for (4) weeks	***Included***
4) Coat Courts (surfacer, sealer, Paint) Layout and paint for four pickle-ball courts	***Included***
5) Furnish & Install sleeves, net posts, nets and center straps for (4) pickle-ball courts.	***Included***
6) Furnish & Install 10 FT. High vinyl coated fencing around perimeter of the the (4) Pickle-Ball courts. (Approximately 374 Linear Feet of fencing including gates) Fencing to include two single access gates (4 FT. x 7 FT.) Fencing to match existing fence installed at Basketball and Tennis Courts. ***Refer to court illustation for fencing layout***	***Included***
7) Furnish and install approximately 54 Linear feet of 3 FT. vinyl coated fencing (refer to diagram for fencing layout) Fencing to match existing fence installed at Basketball and Tennis Courts. ***Refer to Court drawing for fencing layout***	***Included***
Sub-total - Court & Fencing Cost	***$ 107,500.00***
Stephen Toth	10/08/2025
Signature:	***Date:*** 10/06/2025



Addendum to scope of work.

Tennis unlimited is not responsible for the following.

1.Tree removal and replacement in and around the court site.

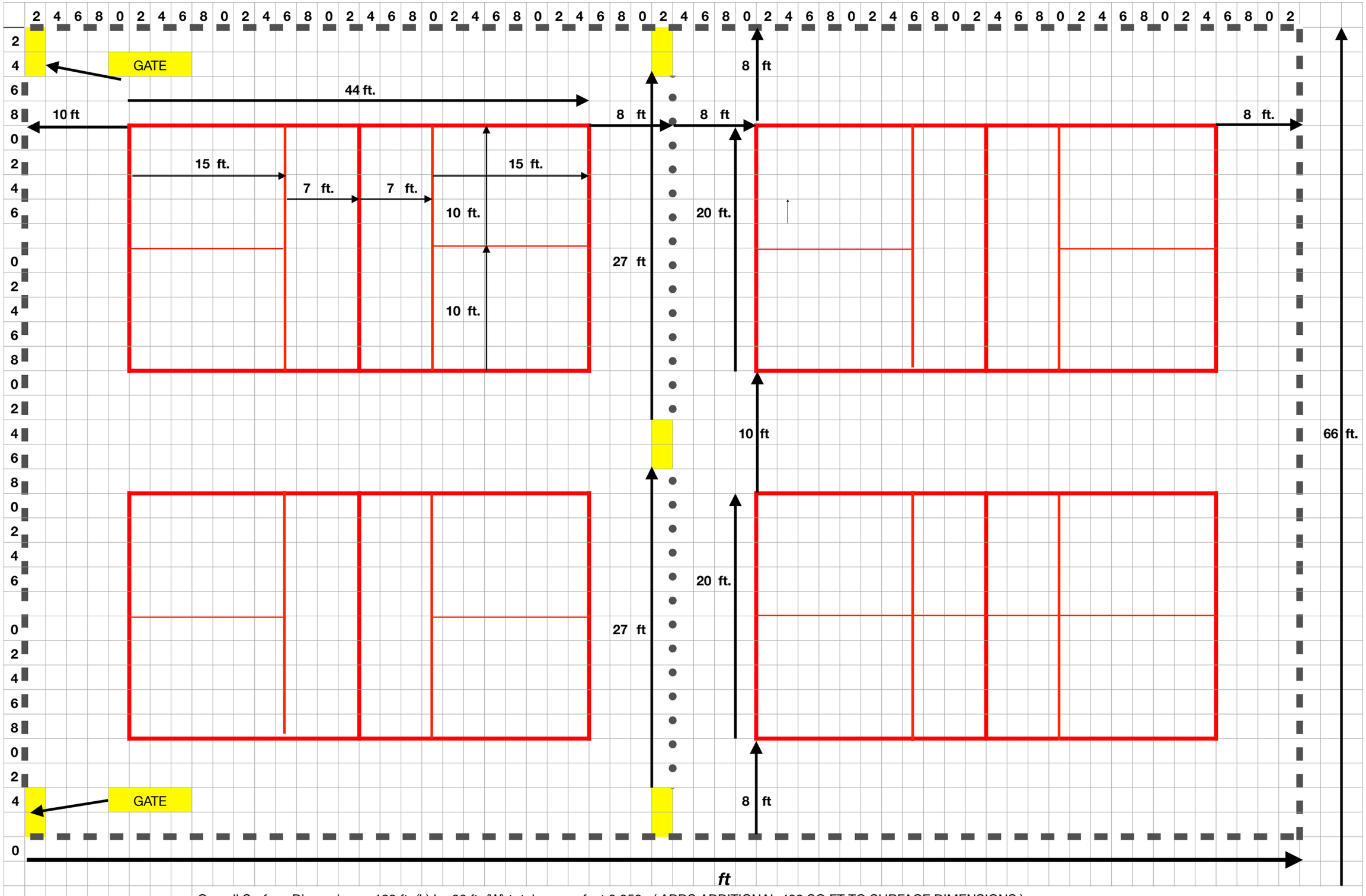
2. removal and or replacement of under ground water system.

3. There is a storm drain that runs thru an area of the court. Damage to the storm drain from building over it. Example may be the ground sinking or cracks in the surface of asphalt Engineers are aware and stated should not be a problem. Should there be , the district would be responsible for the extra cost in repair.

4. Damage to sidewalks or curbs. We will use a small access area for trucks and equipment. Damage may occur at these entry exit points . we will exercise caution as not to damage these areas. This only applies to work areas not to whole community.

5. Extra fill dirt will be the expense of the district at a price of 300.00 per load.

Table 1



Overall Surface Dimensions - 122 ft. (L) by 66 ft. (W) total square feet 8,050 (ADDS ADDITIONAL 432 SQ FT TO SURFACE DIMENSIONS)

10 ft. High Black vinyl covered chain link Fence (2) 4ft.wide x 7ft.high access gates / 368 Linear Feet 10 ft Fencing (plus) (2) 4ft by 7ft Gates

4ft. High Black vinyl covered chain link Fence to sections, each section 29 ft long

INVOICE

Tennis Unlimited Maintenance & Supp.
15706 NW 94th Ave
Alachua FL 32615
386-418-8161

BILL TO Oakmont
Parker Rd CDD
11701 SW 30th Ave
Attn: Gnv FL 32608

INVOICE # ~~XX~~ 110
INVOICE DATE 10/29/2025

DESCRIPTION	AMOUNT
- 400 ft of silk fence	
- 800 ft of orange tree barrier	
- Asphalt @ curb & gutter (Ramp for Access)	
* As required by Alachua County	
TOTAL	$5,250.00

Thank you

TERMS & CONDITIONS

Payment is due within 15 days

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Proposals to:

a. Relocate Trees from Pickleball Court Site
b. Replace Sod at Lot 318
c. Replace Sod at Lot 252

Lawn Enforcement Agency, Inc.

Proposal #5929

Date: 10/13/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Move Trees for Pickleball Courts

Plant Install

Items	Quantity	Unit	
		Plant Install:	$561.00

Subtotal	$561.00
Estimated Tax	$0.00
Total	**$561.00**

Terms & Conditions

By

Matthew Wimberly Jr

Date 10/13/2025

By Vivian Carvalho

Date 10/14/2025

Oakmont Community

Lawn Enforcement Agency, Inc.

Proposal #5541

Date: 9/10/2025

Customer:	Property:
Destyni Dawson 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Lot 318 Dead Grasss

Sod Replacement

Sod Install

Items	Quantity	Unit	
Icon - Zoysia Sod	1,200.00	sq ft	
		Sod Install :	$2,224.00

Subtotal	$2,224.00
Estimated Tax	$0.00
Total	**$2,224.00**

Terms & Conditions

By

Matthew Wimberly Jr

Date 9/10/2025

By _____

Date _____

Oakmont Community

Lawn Enforcement Agency, Inc.

Proposal #5952

Date: 10/14/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Soil and Sod Replacement –Beauty Strip Lots 252

This proposal is to just replace the area along the road the rest of these areas located in the pictures are looking a lot better now.

Sod Replacement

Sod Install

Items	Quantity	Unit
Icon - Zoysia Sod	800.00	sq ft
Comand Amendment 3/8 Compost Bulk (per cu. yd.)	1.00	CY

Sod Install : $1,869.00

Subtotal	$1,869.00
Estimated Tax	$0.00
Total	**$1,869.00**

Terms & Conditions

By

Matthew Wimberly Jr

Date 10/14/2025

By _____

Date _____

Oakmont Community

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Redline Electric Proposals to:

a. Street Light Repairs and Replacements
b. Amenity Lighting Automation System Repair

Redline Electric

352-226-5134 | kyle@redlineelectricfl.com | EC13008087

RECIPIENT:

Alisa McGowan
11701 Southwest 30th Avenue
Gainesville, Florida 32608
Phone: (954) 328-4179

Invoice #6106

Issued	Oct 01, 2025
Due	Oct 31, 2025
Total	**$4,665.00**
Account Balance	$5,520.00

Light Pole Repairs

Product/Service	Description	Qty.	Unit Price	Total
Sep 19, 2025				
Repair/Replace	Replace (3) LED Parking Lot Lamps (12' Posts)	3	$225.00	$675.00
Repair/Replace	Replace (9) LED Street Lamps (20' Posts)	11	$325.00	$3,575.00
Additional Repairs	-Replace (3) photocell sockets -Replace (2) photocells -Repair burnt wiring in (3) fixtures	1	$415.00	$415.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$4,665.00**
Account balance	**$5,520.00**

Pay Now

Redline Electric

352-226-5134 | kyle@redlineelectricfl.com | EC13008087

RECIPIENT:

Alisa McGowan
11701 Southwest 30th Avenue
Gainesville, Florida 32608
Phone: (954) 328-4179

Invoice #6107

Issued	Oct 01, 2025
Due	Oct 31, 2025
Total	**$370.00**
Account Balance	$5,520.00

Lighting Automation Programing

Product/Service	Description	Qty.	Unit Price	Total
Oct 01, 2025				
Troubleshoot	Troubleshoot/reprogram lighting automation for amenity center area lighting. *2 hour allowance (Total cost subject to change based on actual time required to troubleshoot/reprogram)	2	$185.00	$370.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$370.00**
Account balance	**$5,520.00**

Pay Now

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Holt Metals & Fabrications
Proposal to Install Metal Ramp

Holt Metals and Fabrication

Newberry, Fl 32669

Estimate

Date	Estimate #
10/27/2025	1940

Name / Address
Parker Road CDD 11701 SW 30th Ave Gainesville, FL 32608

Ship To
Oakmont Ramp 11701 SW 30th Ave Gainesville, Fl 32608

P.O. No.	Project
	LEA-Oakmont Ramp

Description	Qty	Rate	Total
Fabricate and install a ramp		5,383.00	5,383.00
Exempt		0.00%	0.00

Approved.
Oakmont CDD
10/27/25

Total $5,383.00

Phone #	E-mail	Web Site
352-472-3665	office@holtmetals.com	www.holtmetals.com

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of W.W Gay Proposals
to Repair Air Conditioning Unit

INVOICE

INVOICE #:	**983019049**
INVOICE DATE:	10/31/25
CUSTOMER NUMBER:	Park014
SERVICE ORDER:	83014848
CUSTOMER PO:	

Parker Road CDD
ATTN:
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817

----> INVOICE TOTAL DUE: $ 525.00

DUE DATE: 11/30/25

TERMS: NET 30 DAYS

For work performed at:
Oakmont
11701 SW 30 Ave,
Gainesville, FL 32608

LABOR

DATE	DESCRIPTION	HOURS	HOUR TYPE	RATE	EXTENDED
10/13/25	Labor	0.00		0.00	525.00
				Labor-Subtotal only:	525.00

COMMENTS

I found the unit in override mode and, after checking the program with a laptop, determined that the condenser was not operating properly. Circuit A has a refrigerant leak and a failed suction pressure sensor, preventing the compressor from loading and unloading correctly. A quote for the necessary repairs is being prepared.

TOTAL BEFORE TAX:	525.00
TAX:	0.00
INVOICE GRANDTOTAL:	**525.00**

Please note: Interest will accrue on past due invoices at the maximum rate allowed by law.

REMIT TO: WW GAY Mechanical Contractor of Gainesville, Inc. 515 SE 11 Pl Gainesville, FL 32601
352-264-2600

Date: 11/12/2025

Proposal Number 25-4166

W.W. Gay Mechanical Contractor

352-264-2623

Brad Sullivan

515 SE 11th Place, Gainesville, FL 32601 Licensing:CMC - 124841 | CFC - 1425962

Proposal Provided to:

Alisa Carlino-McGowan Oakmont

Parker Road CDD

11701 SW 30th Ave Gainesville, Fl 32608 352-204-8177

Job Name: Oakmont Leak search line set

Building Name: Oakmont

Scope: Labor and material to isolate line set and pressure test to find leak.

Excludes: Premium time, existing conditions, work upstream or downstream of new, any and all other repairs, and etc.

Comments:

We Propose hereby to furnish materiel and labor - complete in accordance with the above specifications, for the sum of: **$1,824.80.**

To accept this proposal, Please sign/date below. All proposals are valid for 3 days from the date of issue.

Customer Signature:_____ Date: _____

W. W. GAY APPRECIATES THE OPPORTUNITY OF PROVIDING YOUR COMPANY WITH THIS PROPOSAL. IF YOU HAVE ANY QUESTIONS, PLEASE DON'T HESITATE TO CALL.

From: Tara Ezzell <tezzell@yahoo.com>
Sent: Monday, November 10, 2025 7:41 PM
To: Alisa Carlino-McGowan <acmcgowan@bermancorp.com>
Subject: Re: 25-4166 Oakmont Leak search line set

Approved te

Sent from Yahoo Mail for iPhone

On Monday, November 10, 2025, 1:16 PM, Alisa Carlino-McGowan <acmcgowan@bermancorp.com> wrote:

> Hello Tara
>
> Following WWGay's visit, it was determined that additional work is required to properly repair the Clubhouse A/C system. The initial repair of **$841.83** addressed part of the issue but fully locating and fixing the refrigerant leak is necessary to prevent repeated maintenance.
>
> The revised proposal for the complete repair is **$1,824.80**. Please review and approve the proposal below so the work can proceed.
>
> Thank you,
> Alisa

Warm Regards,

Alisa McGowan
Amenity Manager

Office Phone: 352-204-8177
Email:acmcgowan@bermancorp.com

Oakmont at Gainesville
11701 SW 30th Ave
Gainesville, FL 32608

www.bermancorp.com

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 313 – 324

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 313
8/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
09201-081025	COX BUSINESS (PARKE2)	08/10/2025	Parker Road CDD	485.14
81591018-073125REV	Everon (PARKE2)	07/31/2025	Parker Road CDD	979.90
11212-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
14806-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	14.68
22987-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	13.13
25111-081525	Gainesville Regional Utilities (PARKE2)	08/15/2025	Parker Road CDD	408.54
41606-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	3,518.47
49833-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	51.42
49934-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50035-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50136-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50237-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50439-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50540-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50641-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50742-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
50944-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51045-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51146-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51348-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51550-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51651-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51853-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
51954-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
52156-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
52257-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	74.98
53258-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
56705-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
57890-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	12.98
74448-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	16.23
74549-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	13.13
74751-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	13.13
85916-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	13.13
86017-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	13.13
91134-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
91235-081425	Gainesville Regional Utilities (PARKE2)	08/14/2025	Parker Road CDD	10.50
7249276	GANNETT FLORIDA LOCALIQ (PARKE2)	07/31/2025	Parker Road CDD	144.68
DM-08-2025-50	PFM Group Consulting LLC (PARKE2)	08/08/2025	Parker Road CDD	2,500.00
25943396	Qualified Plumbing Services In (PARKE2)	07/24/2025	Parker Road CDD	440.00
7088	R.E. Arnold Construction, Inc. (PARKE2)	08/13/2025	Parker Road CDD	850.00
7092	R.E. Arnold Construction, Inc. (PARKE2)	08/13/2025	Parker Road CDD	820.00
			Total:	**10,613.67**

Vivian Carvalho
_____
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD
Date: Friday, August 22, 2025 1:32:25 PM

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

Approved

Sent from Yahoo Mail for iPhone

On Thursday, August 21, 2025, 5:00 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good afternoon, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 314
8/22/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
758862	Envera (PARKE2)	08/01/2025	Parker Road CDD	939.89
A60001886624	GFL Environmental (PARKE2)	08/15/2025	Parker Road CDD	173.14
604S1-2025	Lloyd's Exercise Equipment LLC (PARKE2)	01/29/2025	Parker Road CDD	275.00
H604-40	Lloyd's Exercise Equipment LLC (PARKE2)	05/07/2025	Parker Road CDD	520.00
H604-41	Lloyd's Exercise Equipment LLC (PARKE2)	05/07/2025	Parker Road CDD	150.00
			Total:	**2,058.03**

Vivian Carvalho
_____
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD
Date: Monday, August 25, 2025 9:08:22 PM

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

Approved
Te

Sent from Yahoo Mail for iPhone

On Monday, August 25, 2025, 6:07 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good afternoon, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 315
8/29/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	78.00
04888-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	74.00
04890-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	71.00
04891-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	70.00
05050-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	47.00
10543-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	100.00
11145-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	47.00
16208-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	47.00
16234-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	47.00
18493-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	58.00
18495-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	54.00
26296-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	47.00
30796-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	54.00
65734-082225	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/22/2025	Parker Road CDD	3,144.00
7602	VGlobalTech (PARKE2)	08/01/2025	Parker Road CDD	125.00
			Total:	**4,063.00**

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 315
Date: Saturday, September 6, 2025 2:52:14 PM

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

Approved
TE

Sent from Yahoo Mail for iPhone

On Thursday, September 4, 2025, 9:17 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good morning, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 316
9/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
91130	Berman Construction, LLC (PARKE2)	09/01/2025	Parker Road CDD	18,550.00
OC4873	Cepra Landscape (PARKE2)	09/01/2025	Parker Road CDD	5,662.29
13301-090325	COX BUSINESS (PARKE2)	09/03/2025	Parker Road CDD	195.36
81591018-090125	Everon (PARKE2)	09/01/2025	Parker Road CDD	0.00
20251025	Farm to You Revue (PARKE2)	09/04/2025	Parker Road CDD	600.00
7302937	GANNETT FLORIDA LOCALIQ (PARKE2)	08/31/2025	Parker Road CDD	1,403.98
10048	Lawn Enforcement Agency, Inc. (PARKE2)	09/08/2025	Parker Road CDD	43,760.00
OE-EXP-09-2025-18	PFM Group Consulting LLC (PARKE2)	09/03/2025	Parker Road CDD	489.50
7104	R.E. Arnold Construction, Inc. (PARKE2)	09/04/2025	Parker Road CDD	900.00
PSI203793	Solitude Lake Management (PARKE2)	09/02/2025	Parker Road CDD	1,005.00
4537	Southern Escapes, LLC (PARKE2)	09/01/2025	Parker Road CDD	1,800.00
7687	VGlobalTech (PARKE2)	09/01/2025	Parker Road CDD	125.00
983018425	W.W. Gay Mechanical Contractor (PARKE2)	08/29/2025	Parker Road CDD	640.00
			Total:	**75,131.13**

Vivian Carvalho
_____
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 316
Date: Monday, September 8, 2025 8:03:20 PM

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

I am approving these pre- contracted payments assuming Cepra met our final requests and fulfilled their final responsibilities.
TE

Sent from Yahoo Mail for iPhone

On Monday, September 8, 2025, 12:53 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good afternoon, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 317
9/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
63361323	Arrow Exterminators, Inc (PARKE2)	08/28/2025	Parker Road CDD	127.00
OC4890	Cepra Landscape (PARKE2)	08/29/2025	Parker Road CDD	2,367.50
643681056	Deluxe for Business (PARKE2)	09/10/2025	Parker Road CDD	193.82
106133	Gainesville Pest Control, Inc. (PARKE2)	09/08/2025	Parker Road CDD	125.00
74044-090825	Gainesville Regional Utilities (PARKE2)	09/08/2025	Parker Road CDD	64.28
CT183614	Gatorland Kubota Equipment Co (PARKE2)	08/14/2025	Parker Road CDD	15,265.00
9124	Lawn Enforcement Agency, Inc. (PARKE2)	07/31/2025	Parker Road CDD	42,000.00
H604-42	Lloyd's Exercise Equipment LLC (PARKE2)	09/09/2025	Parker Road CDD	873.00
BALDUE-42057913	Orlando Fun Crew, Inc. (PARKE2)	04/24/2025	Parker Road CDD	3,525.00
DM-09-2025-50	PFM Group Consulting LLC (PARKE2)	09/04/2025	Parker Road CDD	2,500.00
INV053	Quality Seal Services LLC (PARKE2)	09/11/2025	Parker Road CDD	11,650.00
			Total:	**78,690.60**

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 317
Date: Tuesday, September 16, 2025 5:12:04 PM

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I thought the last Cepra bill was the last. If this is for just some miscellaneous items we have remaining, I approve. As long as we are satisfied with their work product. The rest of the bills appeared to be normal contracted work That I approve.

Te

Sent from Yahoo Mail for iPhone

On Tuesday, September 16, 2025, 10:46 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good morning, Tara,
>
> Please see attached updated PA 317 for signature.
>
> 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:** Kiara Cuesta
> **Sent:** Monday, September 15, 2025 12:28 PM
> **To:** tezzell@yahoo.com
> **Cc:** Jennifer Glasgow <glasgowj@pfm.com>
> **Subject:** RE: Parker Road CDD - PA 317
>
> Good afternoon, Tara.
>
> Please see attached payment authorization 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) //

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 318
9/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
09201-091125	COX BUSINESS (PARKE2)	09/11/2025	Parker Road CDD	518.27
03963-091525CR	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	0.00
11212-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	16.70
14806-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	13.13
22349-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	1,257.94
22987-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	13.13
25111-091625	Gainesville Regional Utilities (PARKE2)	09/16/2025	Parker Road CDD	482.94
41606-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	4,113.13
49833-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	55.14
49934-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
50035-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
50136-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	14.22
50237-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	14.22
50439-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	12.98
50540-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	11.74
50641-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	11.74
50742-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	12.98
50944-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	11.74
51045-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
51146-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
51348-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
51550-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
51651-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
51853-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	25.38
51954-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	12.98
52156-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
52257-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	88.62
52358-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
56705-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	10.50
57890-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	67.54
74044-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	34.83
74448-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	17.78
74549-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	36.38
74751-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	33.28
85916-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	14.68
86017-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	14.68
91134-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	15.46
91235-091525	Gainesville Regional Utilities (PARKE2)	09/15/2025	Parker Road CDD	20.42
A60001892195	GFL Environmental (PARKE2)	09/15/2025	Parker Road CDD	177.08
3626329	Kutak Rock LLP (PARKE2)	09/18/2025	Parker Road CDD	1,776.50
10145	Lawn Enforcement Agency, Inc. (PARKE2)	09/18/2025	Parker Road CDD	500.00
471248	NV5 Inc (PARKE2)	09/12/2025	Parker Road CDD	8,250.00
137929	PFM Group Consulting LLC (PARKE2)	09/02/2025	Parker Road CDD	204.66
			Total:	**17,955.27**

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 318
Date: Monday, September 22, 2025 4:49:34 PM

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

R either of the large GRU bills due to the water leak?

Who is Kutak LLC?

Otherwise approved,
Te

Sent from Yahoo Mail for iPhone

On Monday, September 22, 2025, 11:17 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good morning, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 319
9/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	63.00
04888-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	74.00
04890-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	70.00
04891-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	71.00
05050-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	47.00
10543-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	100.00
11145-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	47.00
16208-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	47.00
16234-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	47.00
18493-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	59.00
18495-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	54.00
26296-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	47.00
30796-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	54.00
65734-092325	CLAY ELECTRIC COOPERATIVE (PARKE2)	09/23/2025	Parker Road CDD	2,763.00
29573	Egis Insurance Advisors, LLC (PARKE2)	09/18/2025	Parker Road CDD	41,510.00
REIMB-092525	Esengul Momol (PARKE2)	09/25/2025	Parker Road CDD	50.87
3627225	Kutak Rock LLP (PARKE2)	09/24/2025	Parker Road CDD	1,403.50
			Total:	**46,507.37**

Vivian Carvalho
_____
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 319
Date: Monday, September 29, 2025 7:23:58 PM

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Approved
TE

Sent from Yahoo Mail for iPhone

On Monday, September 29, 2025, 10:16 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good morning, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 320
10/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
PERMIT-093025	Alachua County Board of Count (PARKE2)	09/30/2025	Parker Road CDD	300.00
91821	Berman Construction, LLC (PARKE2)	10/01/2025	Parker Road CDD	18,550.00
759987	Envera (PARKE2)	09/02/2025	Parker Road CDD	939.89
761072	Envera (PARKE2)	10/01/2025	Parker Road CDD	939.89
81591018-100125	Everon (PARKE2)	10/01/2025	Parker Road CDD	169.90
20264034	Habitech Systems, Inc. (PARKE2)	09/24/2025	Parker Road CDD	5,259.95
R2434	Habitech Systems, Inc. (PARKE2)	08/02/2025	Parker Road CDD	42.95
R4083	Habitech Systems, Inc. (PARKE2)	09/02/2025	Parker Road CDD	42.95
R838	Habitech Systems, Inc. (PARKE2)	07/02/2025	Parker Road CDD	42.95
10206	Lawn Enforcement Agency, Inc. (PARKE2)	09/29/2025	Parker Road CDD	158.00
10547	Lawn Enforcement Agency, Inc. (PARKE2)	10/01/2025	Parker Road CDD	49,078.00
10548	Lawn Enforcement Agency, Inc. (PARKE2)	10/01/2025	Parker Road CDD	2,700.00
H604-43	Lloyd's Exercise Equipment LLC (PARKE2)	07/29/2025	Parker Road CDD	520.00
138242	PFM Group Consulting LLC (PARKE2)	09/29/2025	Parker Road CDD	1,250.00
6098	Redline Electric (PARKE2)	09/26/2025	Parker Road CDD	485.00
6106	Redline Electric (PARKE2)	10/01/2025	Parker Road CDD	4,665.00
6107	Redline Electric (PARKE2)	10/01/2025	Parker Road CDD	370.00
149125-BALDUE	Shed Ranch, Inc. (PARKE2)	07/09/2025	Parker Road CDD	11,947.50
PSI211405	Solitude Lake Management (PARKE2)	10/02/2025	Parker Road CDD	1,005.00
4426	Southern Escapes, LLC (PARKE2)	09/17/2025	Parker Road CDD	550.00
4916	Southern Escapes, LLC (PARKE2)	10/01/2025	Parker Road CDD	1,800.00
3488	TDC Entertainment Inc (PARKE2)	10/01/2025	Parker Road CDD	350.00
			Total:	**101,166.98**

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 320
Date: Tuesday, October 7, 2025 11:04:38 AM

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

Approved
TE

On Tuesday, October 7, 2025 at 08:57:10 AM EDT, Kiara Cuesta <cuestak@pfm.com> wrote:

Good morning, Tara.

Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 320
10/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13867	All Florida Enterprises (PARKE2)	10/06/2025	Parker Road CDD	316.02
63789775	Arrow Exterminators, Inc (PARKE2)	09/30/2025	Parker Road CDD	127.00
13301-100325	COX BUSINESS (PARKE2)	10/03/2025	Parker Road CDD	195.36
93024	FloridaCommerce (PARKE2)	10/01/2025	Parker Road CDD	175.00
11049	Lawn Enforcement Agency, Inc. (PARKE2)	10/08/2025	Parker Road CDD	2,150.00
11059	Lawn Enforcement Agency, Inc. (PARKE2)	10/10/2025	Parker Road CDD	2,224.00
11076	Lawn Enforcement Agency, Inc. (PARKE2)	10/14/2025	Parker Road CDD	1,578.00
INV055	Quality Seal Services LLC (PARKE2)	10/08/2025	Parker Road CDD	8,155.00
6132	Redline Electric (PARKE2)	10/09/2025	Parker Road CDD	185.00
101	Tennis Unlimited Maintenance and Supplies (PARKE2)	09/23/2025	Parker Road CDD	11,000.00
101-ASPHALT	Tennis Unlimited Maintenance and Supplies (PARKE2)	09/23/2025	Parker Road CDD	55,000.00
7721	VGlobalTech (PARKE2)	09/30/2025	Parker Road CDD	300.00
			Total:	**81,405.38**

Vanessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 321
Date: Monday, October 20, 2025 11:31:59 AM

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Approved. TE

Sent from Yahoo Mail for iPhone

On Monday, October 20, 2025, 10:05 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good morning, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 322
10/17/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
09201-101025	COX BUSINESS (PARKE2)	10/10/2025	Parker Road CDD	505.15
03963-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	0.00
11212-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	27.03
14806-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	103.09
22349-091925	Gainesville Regional Utilities (PARKE2)	09/19/2025	Parker Road CDD	504.02
22349-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	250.05
22987-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	18.04
25111-101725	Gainesville Regional Utilities (PARKE2)	10/17/2025	Parker Road CDD	1,113.15
41606-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	2,252.02
49934-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	10.65
50035-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	86.25
50136-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	43.41
50237-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	39.63
50439-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	29.55
50540-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	20.73
50641-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	23.25
50742-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	21.99
50944-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	23.25
51045-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	86.25
51146-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	74.91
51348-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	131.61
51550-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	101.37
51651-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	10.65
51853-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	175.71
51954-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	30.81
52156-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	10.65
52257-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	62.31
52358-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	10.65
56705-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	10.65
57890-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	917.85
74044-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	29.06
74448-101725	Gainesville Regional Utilities (PARKE2)	10/17/2025	Parker Road CDD	745.69
74549-101425	Gainesville Regional Utilities (PARKE2)	10/15/2025	Parker Road CDD	254.29
74751-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	225.94
85916-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	14.89
86017-101425	Gainesville Regional Utilities (PARKE2)	10/14/2025	Parker Road CDD	32.21
91134-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	353.37
91235-101625	Gainesville Regional Utilities (PARKE2)	10/16/2025	Parker Road CDD	102.63
A60001898331	GFL Environmental (PARKE2)	10/15/2025	Parker Road CDD	177.08
DM-10-2025-49	PFM Group Consulting LLC (PARKE2)	10/01/2025	Parker Road CDD	2,625.00
5092	Southern Escapes, LLC (PARKE2)	10/20/2025	Parker Road CDD	16,500.00
			Total:	**27,754.84**

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 322
Date: Thursday, October 23, 2025 2:13:10 PM

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

Approved,
TE

On Thursday, October 23, 2025 at 09:48:04 AM EDT, Kiara Cuesta <cuestak@pfm.com> wrote:

Good morning, Tara.

Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 323
10/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	65.00
04888-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	83.00
04890-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	78.00
04891-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	73.00
05050-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	47.00
10543-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	112.00
11145-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	47.00
16208-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	47.00
16234-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	47.00
18493-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	60.00
18495-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	55.00
26296-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	47.00
30796-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	59.00
65734-102225	CLAY ELECTRIC COOPERATIVE (PARKE2)	10/22/2025	Parker Road CDD	2,672.00
49833-102325	Gainesville Regional Utilities (PARKE2)	10/23/2025	Parker Road CDD	318.09
6142	Redline Electric (PARKE2)	10/13/2025	Parker Road CDD	2,500.00
5093	Southern Escapes, LLC (PARKE2)	10/23/2025	Parker Road CDD	57,768.20
			Total:	**64,078.29**

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 323
Date: Tuesday, October 28, 2025 5:08:32 PM

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Approved Te

Sent from Yahoo Mail for iPhone

On Tuesday, October 28, 2025, 1:49 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good afternoon, Tara.
>
> Please see attached payment authorization 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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 324
10/31/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
762197	Envera (PARKE2)	11/03/2025	Parker Road CDD	939.89
CKREQ-102925	Esengul Momol (PARKE2)	10/29/2025	Parker Road CDD	20.41
CKREQ-102925	Ferda Yilmaz (PARKE2)	10/29/2025	Parker Road CDD	14.41
R5790	Habitech Systems, Inc. (PARKE2)	10/02/2025	Parker Road CDD	42.95
1938	Holt Metals and Fabrication (PARKE2)	10/27/2025	Parker Road CDD	1,614.90
11196	Lawn Enforcement Agency, Inc. (PARKE2)	10/30/2025	Parker Road CDD	1,869.00
11197	Lawn Enforcement Agency, Inc. (PARKE2)	10/31/2025	Parker Road CDD	3,438.00
11489	Lawn Enforcement Agency, Inc. (PARKE2)	11/01/2025	Parker Road CDD	49,078.00
11490	Lawn Enforcement Agency, Inc. (PARKE2)	11/01/2025	Parker Road CDD	4,050.00
476455	NV5 Inc (PARKE2)	10/09/2025	Parker Road CDD	4,000.00
7151	R.E. Arnold Construction, Inc. (PARKE2)	10/29/2025	Parker Road CDD	820.00
6170	Redline Electric (PARKE2)	10/27/2025	Parker Road CDD	462.50
6180	Redline Electric (PARKE2)	10/31/2025	Parker Road CDD	370.00
PSI218037	Solitude Lake Management (PARKE2)	11/02/2025	Parker Road CDD	1,005.00
983019049	W.W. Gay Mechanical Contractor (PARKE2)	10/31/2025	Parker Road CDD	525.00
			Total:	**68,250.06**

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

From: Tara Ezzell
To: Kiara Cuesta
Subject: Re: Parker Road CDD - PA 324
Date: Friday, November 7, 2025 10:17:33 PM

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Approved Tr

Sent from Yahoo Mail for iPhone

On Wednesday, November 5, 2025, 2:49 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

> Good afternoon, Tara.
>
> Please see attached payment authorization 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

September 2025 Financial Package

September 30, 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 9/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Assets					
Current Assets					
Ameris Checking Account	$13,541.08				$13,541.08
Ameris Debit Card Account	2,909.82				2,909.82
Ameris Money Market Account	954,118.19				954,118.19
Ameris Lifestyle Capital	4,226.88				4,226.88
Accounts Receivable	425.00				425.00
Prepaid Expenses	20,812.87				20,812.87
Assessments Receivable		$123,761.77			123,761.77
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		197,393.02			197,393.02
Revenue 2020		73,919.79			73,919.79
Interest Series 2020		104.94			104.94
Prepayment 2007A1 Bond		2,898.94			2,898.94
Prepayment Series 2020		0.02			0.02
Deferred Cost 2007A1 Bond		485.11			485.11
Acquisition/Construction Series 2007			$207.66		207.66
Acquisition/Construction Series 2020			11,674.37		11,674.37
Deferred Const Series 2020			85,241.79		85,241.79
Total Current Assets	$996,033.84	$1,007,627.97	$97,123.82	$0.00	$2,100,785.63
Investments					
Amount Available in Debt Service Funds				$883,866.20	$883,866.20
Amount To Be Provided				13,761,133.80	13,761,133.80
Total Investments	$0.00	$0.00	$0.00	$14,645,000.00	$14,645,000.00
Total Assets	$996,033.84	$1,007,627.97	$97,123.82	$14,645,000.00	$16,745,785.63
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$314,597.78				$314,597.78
Deferred Revenue	5,147.60				5,147.60
Deferred Revenue		$123,761.77			123,761.77
Total Current Liabilities	$319,745.38	$123,761.77	$0.00	$0.00	$443,507.15
Long Term Liabilities					
Revenue Bonds Payable LongTerm				$14,645,000.00	$14,645,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$14,645,000.00	$14,645,000.00
Total Liabilities	$319,745.38	$123,761.77	$0.00	$14,645,000.00	$15,088,507.15

Parker Road CDD
Statement of Financial Position
As of 9/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Net Assets					
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	48,077.27				48,077.27
Net Assets, Unrestricted		$1,058,379.24			1,058,379.24
Current Year Net Assets, Unrestricted		(125,606.14)			(125,606.14)
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			27,515.06		27,515.06
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	$676,288.46	$883,866.20	$97,123.82	$0.00	$1,657,278.48
Total Liabilities and Net Assets	$996,033.84	$1,007,627.97	$97,123.82	$14,645,000.00	$16,745,785.63

Parker Road CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$1,211,056.92				$1,211,056.92
Off-Roll Assessments	515,692.76				515,692.76
Other Revenue - Keys	1,248.56				1,248.56
Other Revenue - Rental	12,750.00				12,750.00
Other Revenue - Membership	1,500.00				1,500.00
Other Revenue - Violation	193.00				193.00
Interest Income	40,817.04				40,817.04
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		(24,658.82)			(24,658.82)
Inter-Fund Transfers			$24,658.82		24,658.82
Total Revenues	$1,784,758.28	$1,008,983.06	$24,658.82	$0.00	$2,818,400.16
Expenses					
Supervisor Fees	$3,600.00				$3,600.00
Public Officials Insurance	3,249.00				3,249.00
Trustee Services	7,758.01				7,758.01
Management	30,000.00				30,000.00
Field Management	16,200.00				16,200.00
Engineering	947.50				947.50
Disclosure Agent	10,000.00				10,000.00
Property Appraiser	75.00				75.00
District Counsel	13,459.50				13,459.50
Assessment Administration	12,500.00				12,500.00
Audit	5,400.00				5,400.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	2,060.81				2,060.81
Bank Fees	3,784.45				3,784.45
Miscellaneous	5,715.26				5,715.26
Contingency	300,008.40				236,758.40
Reserve	204,371.45				267,621.45
Web Site Maintenance	2,840.00				2,840.00
Dues, Licenses, and Fees	361.00				361.00
Security	9,836.82				9,836.82
Lifestyle Programming	31,542.05				31,542.05
Lifestyle Coordinator	62,609.89				62,609.89
Electric	9,265.00				9,265.00
Dumpster	2,097.06				2,097.06
Water Reclaimed	16,067.41				16,067.41
Conservation Area Maintenance	15,010.00				15,010.00
Amenity - Telephone	3,022.34				3,022.34
Amenity - Cable	3,091.33				3,091.33
Amenity - Insurance	32,345.00				32,345.00
Amenity - Landscape Maintenance	44,388.20				44,388.20
Amenity - Pool Maintenance	27,710.18				27,710.18
Amenity - Access Control	5,739.67				5,739.67
Amenity - Janitorial	3,027.49				3,027.49
Amenity - Maintenance	28,722.62				28,722.62
Amenity - Electric	27,024.00				27,024.00

Parker Road CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Amenity - Gas	11,387.78				11,387.78
Amenity - Reclaimed Water	28,335.74				28,335.74
Amenity - Manager	63,246.42				63,246.42
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	24,734.47				24,734.47
Maintenance Person	69,935.97				69,935.97
Irrigation	35,304.80				35,304.80
Landscaping Maintenance & Material	381,718.34				381,718.34
Landscape Improvements	19,113.49				19,113.49
Lifestyle - Capital	6,905.60				6,905.60
Mulch	85,760.00				85,760.00
Special Landscape Maintenance/Treatment	17,400.00				17,400.00
Pressure Clean Curbs and Walks	24,455.00				24,455.00
Fitness Facility	8,632.25				8,632.25
Tennis Courts/Basketball Court	3,161.51				3,161.51
Amenity Building Pest Control	2,840.00				2,840.00
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	$1,736,681.01	$1,171,460.00	$0.00	$0.00	$2,908,141.01
Other Revenues (Expenses) & Gains (Losses)					
Interest Income		$36,870.80			$36,870.80
Interest Income			$2,856.24		2,856.24
Total Other Revenues (Expenses) & Gains (Losses)	$0.00	$36,870.80	$2,856.24	$0.00	$39,727.04
Change In Net Assets	$48,077.27	($125,606.14)	$27,515.06	$0.00	($50,013.81)
Net Assets At Beginning Of Year	$628,211.19	$1,009,472.34	$69,608.76	$0.00	$1,707,292.29
Net Assets At End Of Year	$676,288.46	$883,866.20	$97,123.82	$0.00	$1,657,278.48

Parker Road CDD
Budget to Actual
For the Period End 9/30/25

	Year to Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Maintenance Assessments	$ 1,726,749.68	$ 1,579,408.58	$ 147,341.10	$ 1,722,991.18	101.22%
Other Income & Other Financing Sources	1,500.00	-	1,500.00	-	
Keys	1,248.56	-	1,248.56	-	
Rental	12,750.00	-	12,750.00	-	
Membership	1,500.00	-	1,500.00	-	
Violation	193.00		193.00		
Net Revenues	**$ 1,743,941.24**	**$ 1,579,408.58**	**$ 164,532.66**	**$ 1,722,991.18**	**101.22%**
General & Administrative Expenses					
Supervisor Fees	$ 3,600.00	$ 3,666.67	$ (66.67)	$ 4,000.00	90.00%
Trustee Services	7,758.01	7,333.33	424.68	8,000.00	96.98%
Public Official Insurance	3,249.00	3,061.30	187.70	3,339.60	97.29%
District Management	30,000.00	27,500.00	2,500.00	30,000.00	100.00%
Engineering	947.50	916.67	30.83	1,000.00	94.75%
Disclosure Agent	10,000.00	9,166.67	833.33	10,000.00	100.00%
Property Appraiser	75.00	68.75	6.25	75.00	100.00%
District Counsel	13,459.50	6,875.00	6,584.50	7,500.00	179.46%
Assessment Administration	12,500.00	11,458.33	1,041.67	12,500.00	100.00%
Reamortization	-	458.33	(458.33)	500.00	0.00%
Audit	5,400.00	4,950.00	450.00	5,400.00	100.00%
Arbitrage Calculation	600.00	1,100.00	(500.00)	1,200.00	50.00%
Legal Advertising	2,060.81	2,291.67	(230.86)	2,500.00	82.43%
Miscellaneous office (travel, phone, postage, etc)	9,499.71	2,750.00	6,749.71	3,000.00	316.66%
Contingency- Incl Hurricane cleanup	300,008.40	183,333.33	116,675.07	200,000.00	150.00%
Web Site Maintenance	2,840.00	3,226.67	(386.67)	3,520.00	80.68%
Dues, Licenses, and Fees	361.00	435.42	(74.42)	475.00	76.00%
General Insurance	4,298.00	4,051.67	246.33	4,420.00	97.24%
Reserve	204,371.45	197,083.33	7,288.12	215,000.00	95.06%
Total General & Administrative Expenses	$ 611,028.38	$ 469,727.13	$ 141,301.25	$ 512,429.60	119.24%
Field Expense					
Field Management	$ 16,200.00	$ 23,512.50	$ (7,312.50)	$ 25,650.00	63.16%
Security	9,836.82	9,166.67	670.15	10,000.00	98.37%
Electric - Street Lights/ private lighting	9,265.00	17,416.67	(8,151.67)	19,000.00	48.76%
Water Reclaimed	16,067.41	25,208.33	(9,140.92)	27,500.00	58.43%
Conservation Area Maintenance	15,010.00	28,416.67	(13,406.67)	31,000.00	48.42%
General Repair & Maintenance	24,734.47	27,500.00	(2,765.53)	30,000.00	82.45%
Irrigation	35,304.80	30,551.31	4,753.49	33,328.70	105.93%
Landscape Maintenance & Material	381,718.34	375,924.12	5,794.22	410,099.04	93.08%
Landscape Improvements	19,113.49	27,500.00	(8,386.51)	30,000.00	63.71%
Maintenance Person	69,935.97	61,460.20	8,475.77	67,047.49	104.31%
Mulch	85,760.00	36,666.67	49,093.33	40,000.00	214.40%
Special Landscape Maintenance/Treatment	17,400.00	18,333.33	(933.33)	20,000.00	87.00%
Pressure Clean Curbs and Walks	24,455.00	22,916.67	1,538.33	25,000.00	97.82%
Total Field Expenses	$ 724,801.30	$ 704,573.13	$ 20,228.17	$ 768,625.23	94.30%

Parker Road CDD
Budget to Actual
For the Period End 9/30/25

	Year to Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
Amenity Expenses					
Lifestyle Programming	$ 31,542.05	$ 28,416.67	$ 3,125.38	$ 31,000.00	101.75%
Lifestyle Coordinator	62,609.89	63,644.17	(1,034.28)	69,430.00	90.18%
Amenity - Telephone	3,022.34	1,833.33	1,189.01	2,000.00	151.12%
Amenity - Cable	3,091.33	2,750.00	341.33	3,000.00	103.04%
Amenity - Insurance	32,345.00	31,791.83	553.17	34,682.00	93.26%
Amenity - Dues & License	-	114.58	(114.58)	125.00	0.00%
Amenity - Landscape Maintenance	44,388.20	43,789.13	599.07	47,769.96	92.92%
Amenity - Pool Maintenance	27,710.18	25,666.67	2,043.51	28,000.00	98.96%
Amenity - Gates/ Control Access	5,739.67	3,666.67	2,073.00	4,000.00	143.49%
Amenity - Janitorial	3,027.49	4,583.33	(1,555.84)	5,000.00	60.55%
Amenity - Maintenance	28,722.62	21,083.33	7,639.29	23,000.00	124.88%
Amenity - Electric	27,024.00	32,083.33	(5,059.33)	35,000.00	77.21%
Amenity - Gas (Pool Heating)	11,387.78	27,500.00	(16,112.22)	30,000.00	37.96%
Amenity - Reclaimed Water	28,335.74	32,083.33	(3,747.59)	35,000.00	80.96%
Amenity - Dumpster	2,097.06	2,291.67	(194.61)	2,500.00	83.88%
Amenity - Manager	63,246.42	63,126.61	119.81	68,865.39	91.84%
Amenity - Pool Furniture	325.00	-	325.00	-	0.00%
Amenity - Mulch	-	10,633.33	(10,633.33)	11,600.00	0.00%
Leland - Office (OT, Laptops, Office Equipment)	4,697.20	2,695.00	2,002.20	2,940.00	159.77%
Lifestyle Capital	6,905.60	-	6,905.60	-	0.00%
Fitness Facility - Maintenance	8,632.25	9,166.67	(534.42)	10,000.00	86.32%
Tennis Courts/Basketball Court	3,161.51	4,583.33	(1,421.82)	5,000.00	63.23%
Amenity - Pest Control	2,840.00	2,772.00	68.00	3,024.00	93.92%
Total Amenity Expenses	$ 400,851.33	$ 414,274.99	$ (13,423.66)	$ 451,936.35	88.70%
Total Expenses	**$ 1,736,681.01**	**$ 1,588,575.25**	**$ 148,105.76**	**$ 1,732,991.18**	**100.21%**
Other Income (Expense)					
Interest Income	$ 40,817.04	$ 9,166.67	$ 31,650.37	$ 10,000.00	
Total Other Income (Expense)	**$ 40,817.04**	**$ 9,166.67**	**$ 31,650.37**	**$ 10,000.00**	
Net Income (Loss)	**$ 48,077.27**	**$ -**	**$ 48,077.27**	**$ -**	

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

PARKER ROAD CDD
November 21, 2025 BOARD MEETING
FIELD MANAGER REPORT

	Date	Item	Description	Vendor	Status	Cost	Notes
AMENITY CENTER -FITNESS CENTER							
CAPITAL PROJECTS							
		Pickleball Courts	Four Pickleball Courts to be Built	Tennis Unlimited	In Progress		Tennis Unlimited to begin construction November 10
COURTS							
DEPRESSION/SINKHOLES							
		Pond 8	Repaired	RE Arnold	Completed		Reopened and filled
ELECTRICAL							
		Amenity Center	Light Timing	Redline Electric			
		Pole Lights	Light Bulbs, Photocell Changed	Redline Electric			
GENERAL MAINTENANCE & REPAIRS							
		Water Build Up	Retention area - drainage-SW 31st Road	RE Arnold	In Progress		Ordered 2nd Drain Cover
HVAC							
		Air Conditioner	Leak Detection	WWGay	In Progress		Leaking Refrigerent
		HVAC Maintenance	Quartly Maintenance	WWGay	Completed		
LANDSCAPING							
MISCELLANEOUS PROJECTS							
		Utility Cart	Utility Work Cart Kubota RTV520	Kubota	Completed		Arrived on Property used daily for maintenance
		Shed	14'x40'	Shed Ranch	Completed		On Property, Permits closed out
		Shed Scaping	Foundation, Fence, and Landscaping	Lawn Enforcement	In Progress		Platform completed, Fence and Landscaping after the shed is placed
		Shed Ramp	Metal Ramp	Holt Metals	Completed		
PAINTING							
		Parking Lot Lines	Amenity Center Parking Lot	Jesus	In Progress		Painting Parking Lines at the Amenity Center Parking Lot
		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 Heaters	Southern Escapes	Completed		Pool enclosure back wall has been removed - Next step: heaters to be placed
		Custome Gate	Pool Enclosure Gate	Hot Metal Fabrication	Completed		Custome Gate
		Fence & Landscaping	Pool Heater Fence & Landscaping	Lawn Enforcement	In Progress		Enclosure Buildout & Landscaping-Total Pool Project:$96,791.04
PRESSURE WASHING							
		2026	Section 2 & 5 B	Quality Seal	In Progress		
ROADWAYS/SIDEWALKS							

		SideWalk Repair	Alachua is in progress of repairing Oakmont's broken & uneven sidewalks	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
SECURITY							
		Alarm	No Alarm Violations to Report				
POND MANAGEMENT							
	10/30/2025	Pond Management	Monthly Service - Nothing to Report	Solutude Lake Management			Travis serviced all ponds, Algae Control, Lake Weed Control, Monitoring, Shoreline Weed Control, Trash removal
OFFICE ADMINISTRATION							
		Off Site Storage	Empty & close out by end of monty	Devon Storage			Bring all contents to Oakmont Shed

Parker Road CDD Board of Supervisors Meeting
Field Manager Report – November 21, 2025
Prepared by: Alisa McGowan

For Consideration

1. Tennis/Pickleball Court Additional Access Request

An Oakmont resident owns three homes in the community and resides in one of them. He has requested additional Tennis/Pickleball Court access associated with his occupied rental properties. This request would allow the owner six reservations per week, as opposed to the standard two per week per household available to all other residents, stating that his tenants are not currently using their tennis court privileges. He is asking the Board to reconsider the rule.

According to the Parker Road CDD Amenity Rules and Policies, **during the period when a lessee is designated as the beneficial user, the residents are not entitled to use the amenities.**

Parker Road CDD – Mulch Project Overview

Vendor	Project #	Project / Area	Cost
Lawn Enforcement	#3236	Pine Straw Mulch – Pond Installation	$56,115
Lawn Enforcement	#5733	Coco Brown Cypress Mulch & Argentine Bahia Sod – Phase 2 (additional 425 cu yards + sod to complete common areas)	$30,031

Phase 2 Breakdown (5733):

- Additional 425 cu yards of coco brown cypress mulch: **$27,625**
- Argentine Bahia sod for 2 paths: **$2,406**

Mulch Budget Overview:

- **Available budget:** $45,000
- **Total community common area mulch needed:** 1,225 cu yards of coco brown cypress at $65/yard = **$79,625**
- **Grand Total Mulch Cost (pond + total community common area mulch):** $56,115 + $79,625 = **$135,740**
- **Funding Gap:** $135,740 − $45,000 = $90,740

Phased Approach Recommendation:

- Complete pond installations and high-traffic common areas first, using available budget.
- Complete the remaining project in **phases over 3 years** to manage costs effectively.

Additional Projects & Signage Recommendations

Vendor	Project #	Project / Description	Cost
Lawn Enforcement	#6095	Dead Tree Clean Up – SW 115 Terrace	$1,275
Lawn Enforcement	#5772	Tree Replacement – 27th Lane	$365
Onsight Industries	—	Volleyball Rules Sign – 1 New Sign + Installation	$783.15
Onsight Industries	—	Doggie Station Sign Replacement – 13 signs (same as current design)	$957.55

Project Updates.

- **Pool Leak:**
  - Leak in the reserve tank patched; no further repairs needed.
  - Situation is being monitored.
  - Application submitted to GRU for a leak adjustment.
- **Pickleball Courts:**
  - All permits approved.
  - Construction began on November 11, 2025.
  - Work is progressing as scheduled.
- **Shed:**
  - Permits approved, final inspection and **Certificate of Occupancy (CO)** completed.
  - Shed built and delivered to Oakmont.
  - Electrical wiring and exterior floodlights completed.
  - Ramp installed.
  - Landscaping and sidewalk work in progress.
- **Offsite Storage Facility:**
  - Unit emptied and officially closed out.
- **New Equipment:**
  - Kubota RTV delivered and in use for property maintenance.
- **Pool Heaters:**
  - Installed and set to maintain 83°F (3-degree variance).
  - Automatically activate if temperature drops below 80°F.
  - Gate installed for pool equipment enclosure.
  - Landscaping and fencing work ongoing.
- **Lawn Enforcement:**
  - Team performing well, completing community cleanups and other projects/repairs.
- **Pressure Washing:**
  - Completed for Sections 2 & 5B.
  - Amenity Center scheduled for March.
- **Sidewalk Repairs:**
  - 17 uneven sidewalks repaired by Alachua County.
  - Continue reporting any new findings.
- **Walking Path:**
  - Uneven areas behind and around Amenity Center.
  - Proposals being obtained for repairs.
  - Path owned by the CDD.

Lawn Enforcement Agency, Inc.

Proposal #6095

Date: 10/30/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Dead tree clean up - lot 38

This proposal is to clean up the dead tree in the natural area and flush cut the stump. This proposal is only valid if we get permission from the homeowner of lot 106 to access the pile.

Tree Clean Up

Cleanup

Items	Quantity	Unit	
Debris	1.00	Flat Price	
		Cleanup :	$1,275.00

Subtotal	$1,275.00
Estimated Tax	$0.00
Total	**$1,275.00**

Terms & Conditions

By _____ **By** _____

Matthew Wimberly Jr

Date 10/30/2025 **Date** _____

Oakmont Community

Lawn Enforcement Agency, Inc.

Proposal #5772

Date: 9/30/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Tree Replacement -27th Lane Common area

Plant Install

Items	Quantity	Unit	
Live Oak - Installed 9- 10 ft Tall	1.00	30 gal	
		Plant Install:	$365.00

Subtotal	$365.00
Estimated Tax	$0.00
Total	**$365.00**

Terms & Conditions

By		**By**	
	Matthew Wimberly Jr		
Date	9/30/2025	**Date**	
			Oakmont Community

Lawn Enforcement Agency, Inc.

Proposal #3236

Date: 10/20/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Pine Straw Mulch Pond Installation

Applying 3" pine straw mulch throughout pond beds and surrounding tree rings. Basin #'s to apply: 1e 1w 3 4 5 7 8 9 10 11 12 14.

Pine-straw Install

Items	Quantity	Unit	
Pine Straw Mulch	6,450.00	Bale	
		Pine-straw Install :	$56,115.00

Subtotal	$56,115.00
Estimated Tax	$0.00
Total	**$56,115.00**

Terms & Conditions

By _____ **By** _____

Matthew Wimberly Jr

Date 10/20/2025 **Date** _____

Oakmont Community

Lawn Enforcement Agency, Inc.

Proposal #5733

Date: 10/17/2025

Customer:	Property:
Parker Road CDD 11701 SW 30th Avenue Gainesville , FL 32608	Oakmont Community 11619 SW 24th Ave Gainesville, FL 32607

Phase 2 Mulch With Mapping

Mulch Install

Mulch delivery and installation.

Items	Quantity	Unit
Mulch Installed	425.00	Cu. Yd.

Mulch Install : $27,625.00

Sod Install

Items	Quantity	Unit
Argentine Bahia Sod	2,400.00	sq ft

Sod Install : $2,406.00

Subtotal	$30,031.00
Estimated Tax	$0.00
Total	**$30,031.00**

Terms & Conditions

By _____ **By** _____

Josh Foster

Date 10/17/2025 **Date** _____

Oakmont Community

OAKMONT
S
W
N
13
14
6
12
10
3
11
5
4
9
8
1E
1 W
2 S
2 N
7
2 beds 38 blvd & 109 way
tree rings
CONSERVATION EASEMENT
COMMUNITY FIELD
Plant beds along sidewalk
sides of GRU station to mulch
bed
tree rings
tree rings
tree rings
bahia & mulch path
tree rings
AMENITY CENTER
tree rings
tree rings
bed
tree rings
Available 50' Lots
Available 65' Lots
Available 80' Lots
Available 100' Lots
Available 150' Lots
Inventory Home
Model Home
Sold/Unavailable
Future Development

ONSIGHT INDUSTRIES LLC
SIGNAGE · SITE FURNISHINGS · MAILBOXES

PROPOSAL
W000405369

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771

Written By: LEE KENNERLY
Date: 9/16/2025
Proposal: W000405369

Bill To:

PARKER RD CDD - MARKETING
12051 CORPORATE BLVD
ORLANDO FL 32817

Location:

OAKMONT
11701 SW 30TH AVENUE
GAINESVILLE FL 32608

Project Name: VOLLEYBALL COURT RULES

Line	Item	U/M	Unit Price	Qty	Net Amount
3	ITEM-SIGN PACKAGES-M001959	E2	433.15	1.000	433.15
	SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 36IN X 36IN VOLLEY BALL RULES SIGNS				
4	LABOR/INSTALL JACKSONVILLE LOCAL 45+	EA	350.00	1.000	350.00
	LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 45+				

Pre-Tax Total:	783.15
Sales Tax:	0.00
Total:	783.15

Terms and Conditions:

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

Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.

Signature _____ Name _____ Date _____

S/S Volleyball Court Rules
Qty: 1
34”x34“
Digital Print (IJ-180)
w/ 3M 8508 Gloss Lam
on 3mm Dibond

w/ 36”x36” - .080” Alum Backer
Painted 1 Color

INSTALLED ON EXISTING POST

PRINT	PAINT
PANTONE 118 C	BLACK SATIN

ONSIGHT INDUSTRIES L. KENNERLY J. WILLMAN

This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without previous authorization in writing from OnSight Industries, LLC. 900 Central Park Drive, Sanford, FL 32771 P.407.830.8861 F.407.830.5569 onsightindustries.com

PROPOSAL
W000406212

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771

Written By: LEE KENNERLY
Date: 9/19/2025
Proposal: W000406212

Bill To:

PARKER RD CDD - MARKETING
12051 CORPORATE BLVD
ORLANDO FL 32817

Location:

OAKMONT
11701 SW 30TH AVENUE
GAINESVILLE FL 32608

Project Name: DOGGIE STATION SIGNS

Line	Item	U/M	Unit Price	Qty	Net Amount
1	ITEM-SIGNAGE / DISPLAY-M001319	EA	66.95	13.000	870.35
	SIGNAGE / DISPLAY REFLECTIVE VINYL HIGH INTENSITY GRADE SIGN FACE ONLY TO 080 ALUMINUM CUSTOM				
2	SHIPPING/DIRECT/STANDARD	EA	87.20	1.000	87.20
	SHIPPING DIRECT TO CLIENT STANDARD OAKMONT AT GAINESVILLE 11701 SW 30TH AVE GAINESVILLE, FL 32608				

ONSIGHT LLC
INDUSTRIES
SIGNAGE · SITE FURNISHINGS · MAILBOXES

PROPOSAL
W000406212

Line	Item	U/M	Unit Price	Qty	Net Amount
				Pre-Tax Total:	957.55
				Sales Tax:	0.00
				Total:	957.55

Terms and Conditions:

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

Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.

Signature	Name	Date

Pet Waste Signs

Qty: 13

12” x 18” Pet Waste Sign

Alum. .080 - HI Reflective Vinyl

ONSIGHT by KENNERLY This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without

PICKLEBALL COURT PROJE		
VENDOR	DISCRIPTION	COST
Alachua County	Permit	$ 300.00
Alachua County	Permit	$ 2,400.00
Tennis Unlimited	4 Courts, Fencing	$107,500.00
Tennis Unlimited	Cost for permit requirements	$ 5,250.00
Tennis Unlimited	Fill - Lime Stone	$ 3,600.00
Lawn Enforcement	Landscaping	$ 24,927.00
NV5	Design & Permits	$ 16,000.00
NV5	CA Sevices	$ 7,500.00
Redline Electric	Electric Installation	$ 7,150.00
Everon	Key Card System	$ 9,225.00
	Total	**$181,152.00**
Unforeseen Expense		$ 5,000.00
		$186,152.00

CT COSTS

NOTES
Site Improvement Inspection Fee
County Review Fee
In Progress
Completed
In Progress
In Progress

Construction Administration services. 50-60 Hours@125 per hour

VENDOR
Shed Ranch
Lawn Enforcement
Gator Kubota
Electrical
Holt Fabracations

Shed & Kubota Project

Project Approved by CDD & Developer- Not to Exceed $70,000

SCOPE OF WORK
14'x40' -8' Garage Roll Door, Electric, Permit
Concrete Sub-Base, Weed Mat, Mulch, Landscaping, Irrigation, Fence, Gate
Utility Vehicle
Redline - Electric for Lighting
Shed Ramp -
TOTAL

COST	NOTES
$ 23,895.00	Work Completed
$ 18,941.00	In Progress
$15,265	On Property
$2,500	Work Completed
$5,383	Work Completed
$ 65,984.40	

OAKMONT NEW POOL HEATERS PROJECT COST SHEET		
VENDOR	**Scope of Work**	**Cost**
Holt Metals & Fabrications	Gate	$ 1,746.84
Lawn Enforcement	Demo & Repaire Walkway, Ornamental Fence with Commercial Fabric w/Gravel Flooring, Concrete Pads, Landscaping.	$ 8,823.00
Southern Escapes	Pentair ETI 400 High Efficiency Gas Heaters, Electrical, Plumbing, Plumbing Materials	$86,221.20
	Total Project Cost	**$96,791.04**

Notes
Installed
In Progress
Installed

June 4, 2025

Kevin McGee
Parker Road Community Development District
2379 Beville Road
Daytona Beach, Florida 32119
kmac91859@gmail.com

RE: Oakmont Amenity Center - Pickleball Courts

Dear Kevin:

We appreciate this opportunity to provide you with professional consulting services for the above-referenced project. We submit this proposal pursuant to your recent request. The following information defines our understanding of the project and is the basis for our scope of services:

Project Description:
The project intent is to proceed with the design and permitting of four (4) pickleball courts. The courts will **NOT** be lit. The pickleball courts will be approximately 27 feet x 44 feet in accordance with pickleball court standards. The pickleball court surfaces will be asphalt or concrete and will be located next to the existing volleyball area in the Amenity Center. NV5 will locate, dimension, and grade the courts. NV5 will also detail the associated striping and equipment.

For the purpose of this proposal we have made the following assumptions:

- Assumption #1 - Open space requirements for the development can still be met with the addition of the four paved courts. Open space calculations and allocations will be examined at the start of the project activities and the remainder of the scope activities will continue provided that open space requirements can still be met.

- Assumption #2 – The County will allow revisions only (no new / separate plans). Should the County require new / separate plans or require that the Preliminary Development Plan be revised, NV5 will provide a proposal for the necessary services.

- Assumption #3 - Additional topographic survey will not be needed, we will instead utilize the original design plans as our base map. Should survey be determined to be required, NV5 will provide an additional services proposal.

The proposed development will be subject to permit approval from the following regulatory agencies:

- Alachua County Revised Final Development Plan (FDP) for the Amenity Center;
- Alachua County Public Works Department (ACPWD) Construction Permit Revision; and
- Suwannee River Water Management District (SRWMD) ERP modification.

The client must provide the following items:

1. Direct payment for all regulatory agency application fees; and
2. Sketch and legal descriptions for easements and the subsequent preparation and recording of those easements.

NV5 will provide the following Scope of Services:

A. Civil Engineering Design & Permitting Services

During this phase of the project, NV5 will:

1. Review and calculate open space requirements and allocations for the project before proceeding with other project activities;
2. Administer a pre-application meeting with SRWMD and Alachua County, as required;
3. Develop and design FDP plan revisions, application and support documentation documents; and
4. Design stormwater revisions, as needed for County and SRWMD requirements.

B. Landscape Architecture Design & Permitting Services

During this phase of the project, NV5 will:

1. Prepare court hardscape, fencing and equipment plans include layout, construction details, and technical specifications.
2. Prepare Revised FDP code compliant Landscape Plan to comply with Alachua County's Land Development Code and to address the changes.
3. Prepare revised Irrigation Distribution Plan for Final Development Review to illustrate areas of high-volume irrigation, low volume irrigation and non-irrigated areas. Site percentage calculations will also be prepared to demonstrate irrigation compliance with Alachua County Unified Land Development Code. Note: This is a diagrammatic plan for Site Plan Approval purposes and should not be construed as a Construction Document;
4. Convert final, approved permit plans to a construction document for bidding purposes; and
5. Perform a final acceptance site visit and prepare a Landscape Letter of Compliance as required by Alachua County.

C. Construction Administration

During this phase of the project, NV5 can provide the following services:

1. Shop Drawing Review;
2. Site Visit/Inspections;
3. Review and respond to RFIs;
4. Conduct substantial completion inspection and notate deficiencies;
5. Conduct final inspection; and
6. Certify the project and permit close out.

Fees:

Item	Description	Fee
A.	Civil Engineering Design & Permitting Services	$ 7,500.00
B.	Landscape Architecture Design & Permitting Services	$ 8,500.00
C.	Construction Administration	$ Hourly as requested
	Total	$ 16,000.00

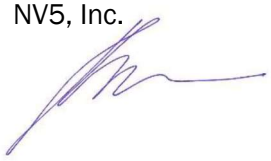
Fees are lump sum unless otherwise noted and do not include permit fees, printing and overnight delivery costs. These items will be invoiced as reimbursable expenses at 115% of cost. Invoices will be submitted periodically based on the percentage of services completed to date.

The scope of services and fees outlined in this proposal are valid for 60 days from the date of this document. If a contract is not authorized within that time frame, a revised proposal and contract will be required.

This proposal represents our best effort to provide complete professional representation of your development interest and deliver a professionally administered development program. Our fee structure has been prepared accordingly. If unforeseen public opposition, community disinterest, or legal challenges arise, legal representation may be required on your part. In the event that any of the preceding scenarios occur, we will inform you accordingly. Our fees may be adjusted as needed to compensate for additional professional representation. Any fee adjustments will be based on our standard hourly rates.

We trust this proposal will be met with your acceptance and approval. Please return to us an executed Proposal Acceptance Agreement, retaining a copy for your records. If you would like to discuss this proposal, please contact us by phone. We look forward to working with you on this project.

Sincerely,
NV5, Inc.



Robert Walpole, P.E.
COO
Robert.Walpole@NV5.com

PROPOSAL ACCEPTANCE AGREEMENT

Description of Services: Design and Permitting
Project Name: Oakmont Amenity Center – Pickleball Courts
Project Location: Gainesville, Florida
Proposal No.: 25-0409
Proposal Date: June 4, 2025

APPROVAL & PAYMENT OF CHARGES*: Invoices will be charged and mailed to the account of:*

Firm: _____

Attention: _____

Address: _____

Email:_____

Phone Number:_____ Fax Number:_____

PROPOSAL ACCEPTED BY:

AUTHORIZED SIGNATURE: _____

NAME & TITLE: _____

DATE ACCEPTED: _____

PAYMENT TERMS: Invoice balance is due upon receipt.
Please submit payments to:

NV5
Post Office Box 74008680
Chicago, IL 60674-8680

PROPERTY OWNER IDENTIFICATION (If other than above)

Name:_____

Address: _____

Telephone:_____ Fax: _____

This Proposal Acceptance Agreement, the scope of services outlined in the proposal, Schedule of Fees, and standard terms and conditions constitute the entire agreement between the Client and NV5 and supersede all prior written or oral understandings.

GENERAL TERMS AND CONDITIONS

1. The Agreement. This Agreement between the parties, which shall describe and govern Client's engagement of "Consultant" to provide services ("Services") in connection with the project ("Project") identified in the proposal ("Proposal"), consists of the Proposal, these terms and conditions, Consultant's fee schedule, and any exhibits or attachments referenced in any of these documents. Together these elements constitute the entire agreement between the parties, superseding any and all prior negotiations, correspondence, or agreements, either written or oral, with respect to the subject matter of this engagement. This Agreement shall be interpreted as though prepared by all parties and shall not be construed unfavorably against either party. Consultant requests written acceptance of the Agreement through its Proposal Acceptance Form, but the following actions shall also constitute Client's acceptance of the Agreement: (1) issuing an authorizing purchase order for any of the Services; (2) authorizing Consultant's presence on site; or (3) notification, written (including e-mail) or oral, to Consultant to proceed with any of the Services.

2. Standard of Care. The Services shall be performed in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar conditions and in the same locality as the Project. Data, interpretations and recommendations by Consultant will be based solely on information discovered by, or made available to, consultant during the course of the engagement. In connection with such information, Consultant shall not be responsible for the use or interpretation of such information by non-parties to this Agreement. Consultant shall not be held liable for problems that may occur if Consultant's recommendations are not followed.

3. Termination. This Agreement may be terminated without cause by either party upon thirty (30) days written notice, and at any time by either party if the other party defaults in the performance of any material provision of this Agreement and such default continues for a period of seven (7) days after written notice thereof. In the event of termination, Consultant will be paid for services performed through the date of termination, plus reasonable termination expenses, including the cost of completing analyses, demobilization, records and reports necessary to document job status at the time of termination.

4. Intellectual Property & Work Product. (i) All processes, procedures, work product, materials, methodologies or services used or provided by CONSULTANT in connection with this Project was, shall remain, or will always be, the intellectual property of CONSULTANT. Nothing in this Agreement shall operate as a waiver of ownership or a sale of ownership of any CONSULTANT intellectual property. (ii) Client represents and warrants that Client owns and/or has the right to use the intellectual property that is contained in any instrument, report, media, drawing, design, submittal, or document that Client provides to CONSULTANT in connection with the Project, and that said Client-provided document does not and shall not infringe, misappropriate, or violate the intellectual property rights of any third-parties (iii) All documents including reports, electronic media, and drawings, prepared or furnished by CONSULTANT and its subconsultants pursuant to this Agreement are instruments of service in respect of this Project and CONSULTANT will retain an ownership and property interest therein whether or not the Project is completed. The Client may make and retain copies of such documents for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for reuse by the Client, including extensions of the Project or on any other project, nor are they to be relied upon by anyone other than the Client. Accordingly, the Client will, to its fullest extent permitted by law, defend, indemnify and hold harmless CONSULTANT from and against any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions and damages whatsoever arising out of or resulting from any unauthorized reuse of the documents or disbursement by Client to third parties. If it is necessary to distribute any documents to an unrelated third party, both the third party and Client agree: (a) the third party is bound by all of the conditions and limitations of this Agreement and related documents; and (b) the third party is bound by all limitations of liability or indemnity provisions.

5. Risk Allocation and Limitation of Liability. To the fullest extent permitted by law, and not withstanding any other provision of this Agreement, the total liability, in the aggregate, of the Consultant, and its officers, directors, partners, employees, agents and sub-consultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of the Consultant, and its officers, directors, employees, agents or sub-consultants, or any of them, shall not exceed the total compensation received by the Consultant, for Services provided under this Agreement or $50,000 whichever is less. Client agrees that Consultant shall not be responsible for the means, methods, procedures performance, site safety of the construction contractors or subcontractors, or for their errors or omissions. Client agrees that the work created pursuant to this Agreement is for the sole and exclusive use of Client and is not for the benefit of any third parties. This Agreement and the Services to be performed hereunder shall in no way be construed as a guarantee of deficient-free construction.

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

6. Resolution of Disputes. The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against the Consultant, unless the Client has first provided the Consultant with a written certification executed by an independent consultant currently practicing in the same discipline as the Consultant and licensed in the same State. This certification shall: (a) contain the name and license number of the certifier; (b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; and (c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. All claims, disputes, controversies or matters in question arising out of, or relating to, this Agreement or any breach thereof, including but not limited to disputes arising out of alleged design defects, breaches of contract, errors, omissions, or acts of professional negligence, (collectively "Disputes") shall be submitted to mediation before and as a condition precedent to pursuing any other remedy. Upon written request by either party to this Agreement for mediation of any dispute, Client and Consultant shall select a neutral mediator by mutual agreement. Such selection shall be made within ten (10) calendar days of the date of receipt by the other party of the written request for mediation. In the event of failure to reach such agreement or in any instance when the selected mediator is unable or unwilling to serve and a replacement mediator cannot be agreed upon by Client and Consultant within ten (10) calendar days, a mediator shall be chosen as specified in the Mediation Rules of the American Arbitration Association then in effect, or any other appropriate rules upon which the parties may agree. Any cause of action brought against Consultant shall be brought within one year of the work or services performed under this Agreement.

7. Assigns. Client may not assign this Agreement or any right or obligation hereunder without the prior written consent of Consultant, which shall not be unreasonably withheld or delayed; provided, however, that no consent shall be necessary in the event of an assignment to a successor entity resulting from a merger, acquisition or consolidation by either party or an assignment to an Affiliate of either party if such successor or Affiliate assumes all obligations under this Agreement.

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8. Governing Law and Survival. The validity of this Agreement, these terms, their interpretation and performance shall be governed by the laws of the State in which the Project is located. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability, indemnification, and non-solicitation & hiring of employees shall survive the termination of this Agreement for any reason. The failure of a party hereto at any time or times to require performance of any provision hereof shall in no manner affect its right at a later time to enforce the same. No waiver by a party of any condition or of any breach of any term contained in this Agreement shall be effective unless in writing and signed by the waiving party, and no waiver in any one or more instances shall be deemed to be a continuing waiver of any such condition or breach in other instance or a waiver of any other condition or breach of any other term.

9. Billing and Payment. Client shall pay Consultant in accordance with the schedule of fees or charges as shown in the Proposal or fee schedule. Backup data on billing will not be available unless prior arrangements have been made. Prior to initiation of the Services, Client is required to remit any retainer specified in the Proposal. Thereafter, Consultant will submit to Client invoices for the balance due, which shall be due and payable immediately upon submission. If Client objects to all or any portion of any invoice, Client will so notify Consultant in writing within ten (10) calendar days of the invoice date, identify the cause of disagreement, and immediately pay that portion of the invoice not in dispute. In the absence of written notification described above, the balance as stated on the invoice shall be deemed accepted. Invoices are delinquent if payment has not been received when due. In such event, Client shall pay an additional charge of one and one-half (1.5) percent per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount. Payment thereafter will first be applied to accrued interest and then to the principal unpaid amount. Consultant shall be entitled to recover for all costs and expenses incurred (including any attorney's fees) in connection with collection of any delinquent amount. Consultant reserves the right to withhold all reports or deliverables and suspend any and all services, including but not limited to expert witness services such as testifying at deposition or trial, unless and until payment is made by Client in accordance with this Agreement. Fee schedules are periodically revised. Unless otherwise agreed, new rates apply to ongoing work as such rates are issued.

10. Waiver of Jury Trial. Each party waives its right to a jury trial in any court action arising between the parties, whether under this Agreement or otherwise related to the work being performed under this Agreement.

11. Liability for Others. Consultant shall not be responsible for the acts or omissions of the Client, architect, architect's other consultants, contractor, subcontractor, other third parties or their respective agents, employees, assigns, successors, or other persons performing any of the work. Consultant shall promptly notify Client if Consultant becomes aware of any inconsistencies in the services or information provided by other parties.

12. Delays. Consultant shall not be liable to Client for delays. Client shall indemnify, defend, and hold harmless Consultant from any actions or claims arising from delays.

13. Waiver. No waiver by a party of any condition or of any breach of any term contained in this Agreement shall be effective unless in writing and signed by the waiving party, and no waiver in any one or more instances shall be deemed to be a continuing waiver of any such condition or breach in other instance or a waiver of any other condition or breach of any other term.

14. Enforceability. This Agreement shall be interpreted by the parties in a manner that ensures this Agreement's compliance with applicable local, state, federal, or foreign laws. The parties affirm that this Agreement is a collaborative effort between Client and Consultant, with no single party considered the drafter of this Agreement or having the drafting of this document construed against them.

15. Severability. Should a court find one of the provisions of this Agreement unenforceable, the remaining provisions of this Agreement shall remain in full force and affect.

16. Insurance. Consultant shall not (1) post a bond, (2) insure, or (3) indemnify Client against losses caused from the acts or omissions of other Contractors or Subcontractors that are not under contract to perform work for Consultant. Client shall require other Contractors and Subcontractors to carry adequate insurance coverage, including such coverage for any performance for Client, to insure and indemnify Consultant against claims for damages, and to insure compliance with Project requirements, including work performance and materials.

17. Entire Agreement. This Agreement represents the entire agreement between the parties. No other prior written or oral representations, negotiations, or discussions are part of this agreement. To the extent allowed by law, any agreement that is a part of the scope of Consultant services and incorporated by reference into this agreement shall be subordinated to the terms and conditions of this agreement where they conflict.

18. Site Access and Conditions. Client will provide Consultant access to the Project site for all equipment and personnel necessary for the performance of the Services. As required to effectuate such access, Client will notify all owners, lessees, contractors, subcontractors, and other possessors of the Project site that Consultant must be allowed free access to the site. While Consultant agrees to take reasonable precautions to minimize damage to the site, Client understands that, in the normal course of performing the Services, some damage may occur, and further understands that Consultant is not responsible for the correction of any such damage unless so specified in the Proposal. Client is responsible for the accuracy of locations for all subterranean structures and utilities. Consultant will take reasonable precautions to avoid known subterranean structures and utilities, and Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss of any party, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

19. Cooperation and Project Understanding. To the extent requested by Consultant, Client will make available to Consultant all information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic surveys, hydrographic data, soil data including borings, field and laboratory tests and written reports. Client shall immediately transmit to Consultant any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Consultant's performance of the Services. Client agrees, upon 24 hours oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Consultant shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by Client and Client shall indemnify Consultant against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

20. Sample Disposal. Unless other arrangements are made, Consultant will dispose of all samples remaining at the time of report completion. Further storage or transfer of samples can be arranged at Client's prior written request, subject to a reasonable charge by Consultant. Client acknowledges that contaminated samples may be produced as a result of encountering hazardous materials at the site. In such event, Consultant shall properly contain, label, and store such materials on-site, and Client shall be responsible for its proper transportation and disposal. Consultant may be able to arrange for the transportation and disposal of hazardous materials at Client's request.

21. Construction Monitoring. If Consultant is engaged by Client to provide a site representative for the purpose of monitoring specific portions of any construction work, as set forth in the Proposal, then this Section 6 shall apply. If Consultant's engagement does not include such construction monitoring, then this Section shall be null and void. In connection with construction monitoring, Consultant will report observations and professional opinions to Client. Consultant shall report to Client any observed work which, in Consultant's opinion, does not conform to plans and specifications. Consultant shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of Consultant, or Consultant's site representative, can be construed as modifying any agreement between Client and others. Consultant's presence on the Project site in no way guarantees the completion or quality of the performance of the work of any party retained by Client to provide construction related services. Neither the professional activities of Consultant, nor the presence of Consultant or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon Consultant any responsibility for methods of work performance, superintendence, sequencing of construction, or safety conditions at the Project site. Client acknowledges that Client its general contractor or construction manager is solely responsible for job site safety, and warrants and agrees that such responsibility shall be made evident in any Project owner's agreement with the general contractor. Client also agrees to make Consultant an additional insured under any general contractor's general liability insurance policy. Prior to the commencement of the Work, Client shall provide Consultant with a certificate of insurance evidencing the required insurance. Such certificates

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shall be issued by an insurance carrier(s) acceptable to Consultant and shall be endorsed to include: (1) Consultant as additional insured; and (2) a waiver of subrogation as to Consultant. This insurance shall be primary to any insurance available to Consultant. In the event Consultant expressly assumes any health and safety responsibilities for hazardous materials or other items specified in this Agreement, the acceptance of such responsibility does not and shall not be deemed an acceptance of responsibility for any other health and safety requirements, such as, but not limited to, those relating to excavation, trenching, drilling or backfilling.

22. Project Changes. In the event Client, the Project owner, or other party makes any changes in the plans and specifications, Client agrees to hold Consultant harmless from any liability arising out of such changes, and Client assumes full responsibility unless Client has given Consultant prior notice and has received Consultant's written consent for such changes.

23. Discovery of Unanticipated Hazardous Materials. Client warrants that it has made reasonable efforts to inform Consultant of known or suspected hazardous materials on or near the Project site. The parties acknowledge that hazardous materials may exist at a site where there is no reason to believe they are present. Consultant and Client agree that the discovery of such unanticipated hazardous materials constitutes a changed condition which may require either a re-negotiation of the scope of Consultant's Services or termination of such Services or this Agreement. Consultant agrees to notify Client as soon as practicable should hazardous materials be encountered at the site. Client agrees that in the event of the discovery of hazardous materials at the site it will report such discovery to the proper authorities as required by Federal, State, and local regulations. Client agrees to make the required report at the recommendation of Consultant, or, if unable to do so, authorizes Consultant to make such report. Client also agrees to inform the Project site owner in the event that hazardous materials are encountered at the site. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability and/or defense costs for injury or loss arising from the presence of hazardous materials on the project site, including any costs created by delay of the project and any costs associated with possible reduction of the property's value. Client is responsible for ultimate disposal of any samples secured by Consultant which are found to be contaminated.

24. Concealed or Subsurface Conditions. Consultant cannot know or guarantee the exact composition of a structure or site's concealed or subsurface condition, even after conducting a comprehensive exploratory program. Client acknowledges that there is a risk that exploratory destructive testing, drilling and sampling may result in damage or contamination of certain areas. Although Consultant will take reasonable precautions to avoid such an occurrence, Client waives any claim against, and agrees to defend, indemnify and save Consultant harmless from any claim or liability for injury or loss which may arise as a result of any exploratory activities. Client also agrees to adequately compensate Consultant for any time spent and expenses incurred in defense of any such claim.

DESIGN SERVICES (if included in Consultant's Services, the following terms and conditions apply in addition to Sections 1 through 24)

25. Standard of Care. The Services shall be performed in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar conditions and in the same locality as the Project. Data, interpretations and recommendations by Consultant will be based solely on information discovered by, or made available to, consultant during the course of the engagement. In connection with such information, Consultant shall not be responsible for the use or interpretation of such information by non-parties to this Agreement. Consultant shall not be held liable for problems that may occur if Consultant's recommendations are not followed.

26. Permits and Fees. Client agrees that it is the responsibility of Client to maintain in good standing all governmental approvals or permits and to timely apply for any necessary extensions thereof. If the scope of services includes Consultant's assistance in applying for governmental permits or approvals, Consultant's assistance shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted upon favorably by any governmental agency Upon Consultant's request, Client shall execute and deliver, or cause to be executed and delivered, such additional information, documents or money to pay governmental fees and charges which are necessary for Consultant to perform services pursuant to the terms of this Agreement. Client shall pay the costs of all checking and inspection fees, zoning and annexation application fees, assessment fees, soils or geotechnical engineering fees, soils or geotechnical testing fees, aerial topography fees, and all other fees, permits, bond premiums, applicable taxes on professional services, title company charges, blueprints and reproductions, and all other similar charges not specifically covered by the terms of this Agreement. Consultant shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing, environmental impact reports, dedications, general plans and amendments thereto, zoning matters, annexations or consolidations, use or conditional use permits, project or plan approvals, and building permits.

27. Use of Documents. Client agrees not to use or permit any other person to use plans, specifications, drawings, cost estimates, reports, electronic files or other documents prepared by Consultant which are not final and which are not signed and stamped or sealed by Consultant. Client acknowledges that all documents on electronic files, or drawings, reports and data on any form of electronic media generated and furnished by the Consultant, are not final plans or documents. Client shall be responsible for any such use of all non-final plans, specifications, drawings, cost estimates, reports, electronic files or other documents not signed and stamped or sealed by Consultant. Client hereby waives any claim for liability against Consultant for such use. Client agrees, to the extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees, and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from a violation of this paragraph by Client. Client further agrees that final plans, specifications, drawings, cost estimates, reports, electronic files or other documents are for the exclusive use of Client and may be used by Client only for the project described in the Proposal and such use is subject to the terms and conditions of this Agreement. Such final plans, specifications, drawings, cost estimates, reports, electronic files or other documents may not be changed or used on a different project without written authorization or approval by Consultant. If signed check prints are required to be submitted with a stamp or seal, they shall not be considered final for purposes of this paragraph.

27. Conditions. Client acknowledges that the design services performed pursuant to this Agreement are based upon field and other conditions existing at the time these services were performed. Client further acknowledges that field and other conditions may change by the time project construction occurs and clarification, adjustments, modifications and other changes may be necessary to reflect changed field or other conditions. Such clarifications, adjustments, modifications and other changes shall be paid for by Client as extra services in accordance with paragraph 17.

28. Project Changes. In the event Client, the Project owner, or other party makes any changes in the plans and specifications, Client agrees to hold Consultant harmless from any liability arising out of such changes, and Client assumes full responsibility unless Client has given Consultant prior notice and has received Consultant's written consent for such changes. Additionally, If Consultant, pursuant to this Agreement, produces plans, specifications, or other documents and/or performs field services, and such plans, specifications, or other documents and/or field services are required by any governmental agency, and such governmental agency changes its ordinances, codes, policies, procedures or requirements after the date of this Agreement, any additional office or field services thereby required shall be paid for by Client as additional services.

29. Construction. Client agrees that in accordance with generally accepted construction practices, the construction contractor and construction subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours. Neither the professional activities of Consultant nor the presence of Consultant or his or her employees or subconsultants at a construction site shall relieve the contractor and its subcontractors of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and applicable health or safety requirements of any regulatory agency or of state law. Client agrees to require its contractor and subcontractors to review the plans, specifications and documents prepared by Consultant prior to the commencement of construction-phase work. If the contractor and/or subcontractors determine there are deficiencies, conflicts, errors, omissions, code violations, improper uses of materials, or other deficiencies in the plans, specifications and documents prepared by Consultant, contractors and subcontractors

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shall notify Client so those deficiencies may be corrected by Consultant prior to the commencement of construction-phase work. If during the construction phase of the project Client discovers or becomes aware of changed field or other conditions which necessitate clarifications, modifications or other changes to the plans, specifications, estimates or other documents prepared by Consultant, Client agrees to notify Consultant and retain Consultant to prepare the necessary changes or modifications before construction activities proceed. Further, Client agrees to require a provision in its construction contracts for the project which requires the contractor to promptly notify Client of any changed field or other conditions so that Client may in turn notify Consultant pursuant to the provisions of this paragraph. Any extra work performed by Consultant pursuant to this paragraph shall be paid for as additional services. Client agrees to purchase and maintain, or cause Contractor to purchase and maintain, during the course of construction, builder's risk "all risk" insurance which will name Consultant as an additional named insured as its interest may appear.

FORENSICS (If included in Consultant's Services)

30. Scheduling. Consultant shall use commercially reasonable efforts to prepare its written reports for Client in a timely manner that is reasonable for the parties. Consultant's preparation of its written reports for Client shall be prepared to the Standard of Care in paragraph 2 without exception. Consultant shall use commercially reasonable efforts to be available for Client for meetings, mediations, arbitrations, or trials, but Consultant cannot guarantee their availability for events not known at the making of this Agreement.

31. Scope of Report. The opinions contained within Consultant's reports are limited to the information provided by Client at the time from which Consultant received information for review to the writing of this report. Consultant's preparation of reports may rely on information including, but not limited to, correspondence, drawings, specifications, contracts, adverse party documents, and other expert reports that were deemed accurate and authentic. Unless expressly stated in Consultant's reports, Consultant has not performed any calculations or engineering to test Consultant's hypothesis. Consultant's reports shall not be construed to indicate a course of action or be construed as a recommendation for remedial efforts unless expressly stated therein.

32. Testing and Probing. Unless expressly stated in Consultant's reports, Consultant has not performed any laboratory or field tests to confirm our analysis. Any field visits are limited to observation of areas accessible and exposed for viewing. Consultant makes no representations as to latent defects or to areas to which we are not provided access and, unless expressly stated therein, we have not taken any samples or exposed any areas in an attempt to expose any latent defects. Any probes into latent defects or damaged areas are not Consultant's responsibility, and Consultant cannot guarantee the accuracy of the probe sites. Any recommendations Consultant makes on probe locations are investigative in nature, and do not guarantee that taking a probe in a particular location will reveal a defect or facts that will aid Consultant in the formation of our opinion.

33. Limitations. Consultant's reports are prepared for Client and their client, and are not transferrable or assignable. The provisions of Consultant's reports does not imply that we are providing expert testimony for any litigation including answering interrogatories, answering questions in depositions, attending depositions, preparing exhibits for trial, providing expert testimony, or other litigation related services unless otherwise expressly stated in our service agreement. Consultant's reports shall not guarantee in any way the viability or safety of any structure, does not relieve the property owner of the responsibility for making repairs to the property, nor does Consultant's report relieve the property owner of the responsibility for ensuring that their building meets all applicable building codes or laws.

34. Legality. Consultant's opinion is limited to the design and engineering of the Project, and is not legal advice. Any statutes, building codes, or case law referenced by Consultant are not legal advice, and any analysis or conclusions that are stated herein are not conclusions of law that constitute unauthorized practice of law. Consultant's reports are assumed to be prepared at the request of an attorney, and Consultant assumes its Services to be attorney-client privileged as attorney work product as part of that attorney's investigation in preparation for litigation. Consultant's site visits, any testing, sampling, or recommendations for probing are not an attempt to spoil, destroy, or otherwise disturb potential evidence.

REMEDIATION (If included in Consultant's Services)

35. Prior Work. Consultant shall not be responsible for work performed on the Project including, but not limited to, surveys, architectural design, engineering, testing, inspections, or construction ("Prior Work"). Client agrees to defend, indemnify and save Consultant harmless from any claim or liability for injury or loss which may arise from Prior Work for which Consultant had no involvement.

36. Corrective Work. Consultant's recommendations for the performance of corrective work on the Project do not guarantee the correctness of the completed Project. Consultant is not responsible for the means and methods of construction, and makes no guaranty that Consultant's recommendations are properly implemented by any third party.

37. Unforeseen Conditions. Consultant's examination is for patent defects only. Any investigation, exploration, drilling, probing, or other investigative technique used to search for defects in not a guarantee that Consultant has discovered all latent defects in the Project. Consultant's recommendations for the performance of corrective work are limited to those areas which Consultant has discovered to be defective. Consultant makes no guarantee that all latent Project defects have been discovered.

ALTA/NSPS Land Title Surveys (If included in Consultant's Services – to be performed by Bock and Clark Corporation, an NV5 company)

38. ALTA Surveyor' Certificate and Survey Requirements. If the scope of services to be provided by Consultant to the terms of this Agreement include an ALTA survey, unless otherwise negotiated, Consultant will sign the ALTA/ACSM Survey Certification and will perform negotiated items from "*Table A" of the Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors* that are set forth in the Proposal. The fee and schedule for an ALTA survey are contingent upon: (1) Client's delivery of the project title commitment(s) and supporting documents within one week of Notice-to-Proceed; (2) Consultant's review of the project title commitment(s) and supporting documents; and (3) Consultant's review of the Survey Certification. Changes to the agreed upon Survey Certification are cause for revising the fee and delivery schedule.

39. Delivery. Consultant intends to deliver the surveys within the approximate calendar days specified in the Proposal. The delivery date may change if Client does not deliver all title documents (including the title commitment and necessary Schedule B supportive documents) one (1) week prior to the due date. In any event, Consultant requires a minimum of 5 business days to deliver the first draft of survey after receipt of title and supporting documentation. It is understood that delays may be encountered for weather, property line conflicts, excessive items in title commitments, delays in receiving title commitments and review comments from title examiner/attorneys, or acts of God. If Consultant experiences delays in complying with this deadline, Consultant will advise Client as soon as possible. Two (2) hard copies of the current title commitment or one copy by email (including copies of all supportive documents, vesting deeds and adjoiners deeds) upon which to base the surveys will be delivered to Consultant within one (1) week after authorization to proceed. In the event title reports are delayed, then the time of delivery noted in each Letter of Proposal shall be extended one day for every day the title report is late. Consultant will require a minimum of 5 business days to deliver the first draft of survey after receipt of title and support documents. Eight (8) first draft prints of survey will be delivered to Client or as directed by Client to other parties in the transaction. If requested by Client and if possible, the first draft of survey will be delivered whether or not title commitments are available. If the title commitment is not available, that fact will be noted on the draft of survey. Eight (8) prints of survey of a second draft incorporating all of B&C's review comments will be delivered to Client, or as directed by Client to other parties in the transaction. Eight (8) prints of the FINAL survey bearing the

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Surveyor's original seal and signature will be delivered to Client, or as directed by Client to other parties in the transaction. Any versions or copies of the survey beyond those referenced above will be delivered in electronic format (.PDF or .TIF). Consultant will NOT provide AUTOCAD drawing files for surveys,

40. Client Comments. Client will collect and consolidate survey review comments from all parties with an interest in the survey and will submit one round of comments per survey site to Consultant within thirty (30) days after their receipt of the first draft of survey. The comments will be delivered to Consultant in a Word document, PDF or Excel Spreadsheet. Consultant will then coordinate all necessary edits, revisions, redrafts, etc. under the original scope of work and redistribute the final survey. If comments are submitted to Consultant after thirty (30) days, the same may be subject to additional charges

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Civil Engineering Division	Rate
Director Engineering	$ 240.00/hr.
Senior Project Manager	$ 195.00/hr.
Project Manager/Professional Engineer	$ 180.00/hr.
Project Engineer	$ 145.00/hr.
Construction Engineering Inspections Division	**Rate**
Director Construction Services/CEI Senior Project Engineer	$ 240.00/hr.
Construction Project Manager/CEI Project Administrator	$ 160.00/hr.
CEI Contract Support Specialist	$ 135.00/hr
Senior Inspector/Supervisor	$ 120.00/hr.
Inspector	$ 110.00/hr.
Planning Division	**Rate**
Director Planning & G.I.S. Services	$ 240.00/hr.
Senior Project Manager	$ 195.00/hr.
Senior Planner	$ 180.00/hr.
Land Planner	$ 140.00/hr.
Design Division	**Rate**
Director Landscape Architecture	$ 240.00/hr.
Senior Project Manager/Professional Landscape Architect	$ 195.00/hr
Project Manager/Professional Landscape Architect	$ 180.00/hr.
Project Landscape Architect	$ 140.00/hr.
Designer	$ 125.00/hr.
Land Surveying Division	**Rate**
Director/Professional Surveyor & Mapper	$ 240.00/hr.
Senior Project Manager	$ 195.00/hr.
Professional Surveyor & Mapper	$ 180.00/hr.
Chief of Surveys/Project Surveyor	$ 140.00/hr.
2-Man Field Crew	$ 175.00/hr.
3-Man Field Crew	$ 220.00/hr
GPS Field Operator/Robotics (1-man)	$ 140.00/hr.
Field Technician	$ 90.00/hr.
Ecological Division	**Rate**
Senior Ecologist	$240.00/hr
Ecologist III	$140.00/hr
Ecologist II	$120.00/hr
Ecologist I	$105.00/hr
Geotechnical Division	**Rate**
Director Geotechnical Engineer	$240.00/hr
Senior Geotechnical Technician	$140.00/hr
Geotechnical Technician	$105.00/hr

NV5 INF-FL Standard Rates

Effective July 1, 2024 – June 20, 2025

All Divisions	Rate
Depositions/Expert Witness	$500.00/hr.
Principals/Vice Presidents	$290.00/hr.
Director of Marketing + Communications	$210.00/hr.
Digital Communications Specialist	$140.00/hr.
Graphic Designer	$140.00/hr.
Senior CADD/GIS Designer	$140.00/hr.
CADD Designer II/GIS Technician	$130.00/hr.
CADD Designer I/GIS Technician	$105.00/hr.
Project Coordinator	$ 85.00/hr.
Project Interns	$ 75.00/hr.
Project Assistant / Administrative Assistant	$ 75.00/hr.

RECEIVED
By M. Magar at 10:56 am, Sep 17, 2025

Invoice

Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
[redacted]
Email ACH/Wire remittance details to RemittanceNotifications@nv5.com

Remit Wire Transfers to:
[redacted]

Parker Road CDD
2379 Beville Road
Daytona Beach, FL 32119

September 12, 2025
Project No: 1510725-0000409.00
Invoice No: 471248
Due Date: October 12, 2025

Project 1510725-0000409.00 Oakmont Pickleball Courts - Amenity Center Revision

August 2025
Resubmittal to County
Received SRWMD ERP

Professional Services from August 02, 2025 to August 30, 2025

Phase 10 Civil Engineering Design & Permitting

Fee

Billing Phase	Fee	Percent Complete	Work Completed	Previous Fee Billing	Current Fee Billing
Civil Engineering Design & Permitting	7,500.00	75.00	5,625.00	3,750.00	1,875.00
Landscape Arch. Design & Permitting	8,500.00	75.00	6,375.00	0.00	6,375.00
Total Fee	16,000.00		12,000.00	3,750.00	8,250.00
	Total Fee				**8,250.00**
			Total this Phase		**8,250.00**
			Total this Invoice		**8,250.00**

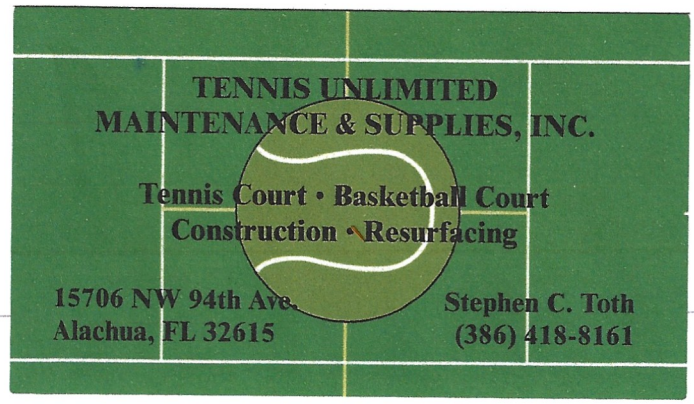
Please Reference Our Invoice Number on your Payment

Exhibit A

TENNIS UNLIMITED
High Springs, FL, 32643
(386) 418-8161

Vendor - Bid	***Tennis Unlimited***
Install (4) New Pickle-Ball Courts per Diagram (See Attached)	***$ 107,500.00***
1) Remove grase, Grade & Prep Area (122 FT. x 66 FT.) ***(Estimate does not include fill if required to level area)***	***Included***
1) Furnish & Install 6 inches of lime rock and compact	***Included***
2) Furnish & Install 1 1/2 inches of Asphalt Compact to 1 Inch	***Included***
3) Allow Asphalt to cure for (4) weeks	***Included***
4) Coat Courts (surfacer, sealer, Paint) Layout and paint for four pickle-ball courts	***Included***
5) Furnish & Install sleeves, net posts, nets and center straps for (4) pickle-ball courts.	***Included***
6) Furnish & Install 10 FT. High vinyl coated fencing around perimeter of the the (4) Pickle-Ball courts. (Approximately 374 Linear Feet of fencing including gates) Fencing to include two single access gates (4 FT. x 7 FT.) Fencing to match existing fence installed at Basketball and Tennis Courts. ***Refer to court illustation for fencing layout***	***Included***
7) Furnish and install approximately 54 Linear feet of 3 FT. vinyl coated fencing (refer to diagram for fencing layout) Fencing to match existing fence installed at Basketball and Tennis Courts. ***Refer to Court drawing for fencing layout***	***Included***
Sub-total - Court & Fencing Cost	***$ 107,500.00***

Signature: ***Date:***



Addendum to scope of work.

Tennis unlimited is not responsible for the following.

1.Tree removal and replacement in and around the court site.

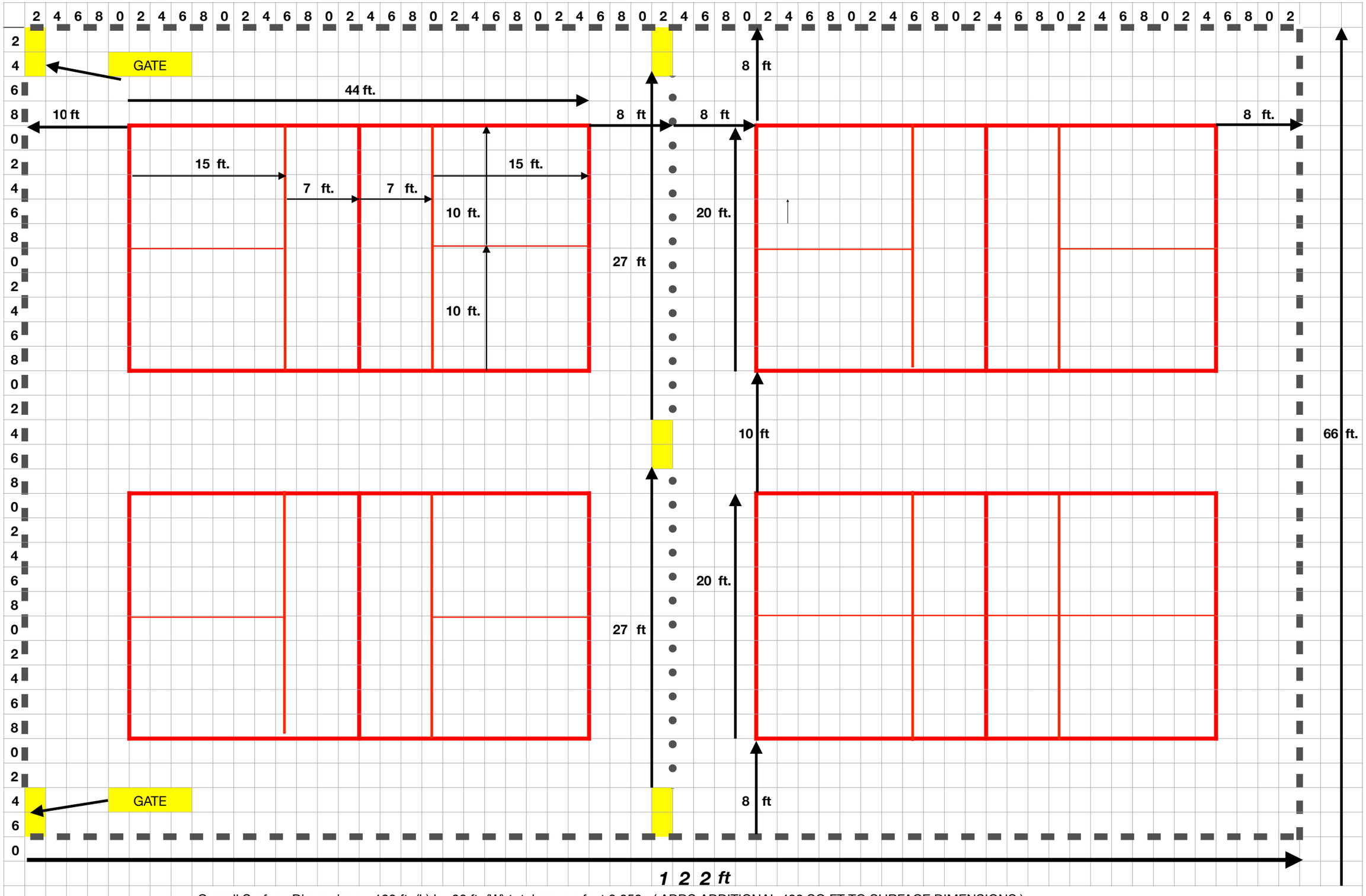
2. removal and or replacement of under ground water system.

3. There is a storm drain that runs thru an area of the court. Damage to the storm drain from building over it. Example may be the ground sinking or cracks in the surface of asphalt Engineers are aware and stated should not be a problem. Should there be , the district would be responsible for the extra cost in repair.

4. Damage to sidewalks or curbs. We will use a small access area for trucks and equipment. Damage may occur at these entry exit points . we will exercise caution as not to damage these areas. This only applies to work areas not to whole community.

5. Extra fill dirt will be the expense of the district at a price of 300.00 per load.

Table 1



Overall Surface Dimensions - 122 ft. (L) by 66 ft. (W) total square feet 8,050 (ADDS ADDITIONAL 432 SQ FT TO SURFACE DIMENSIONS)

10 ft. High Black vinyl covered chain link Fence (2) 4ft.wide x 7ft.high access gates / 368 Linear Feet 10 ft Fencing (plus) (2) 4ft by 7ft Gates

4ft. High Black vinyl covered chain link Fence to sections, each section 29 ft long

INVOICE

Tennis Unlimited Maintenance & Supp.
15706 NW 94th Ave
Alachua FL 32615
386-418-8161

BILL TO Oakmont
Parker Rd CDD
11701 SW 30th Ave
Gnv FL 32608

Attn:

INVOICE # ~~XX~~ 110
INVOICE DATE 10/29/2025

DESCRIPTION	AMOUNT
- 400 ft of silk fence - 800 ft of orange tree barrier - Asphalt @ curb & gutter (Ramp for Access) * As required by Alachua County	**TOTAL** $5,250.00

Thank you

TERMS & CONDITIONS

Payment is due within 15 days

Lawn Enforcement Agency, Inc.

Proposal #2569

Date: 8/24/2025

Customer:	Property:
Alisa Carlino Parker Road CDD 11701 SW 30th Avenue Gainesville, FL 32608	Parker Road CD 11701 SW 30th Avenue Gainesville, 32608

Pickleball courts - Landscape and Irrigation

Installation of new landscape and irrigation as per the plan and plant list. Minor grading +/- 1" is all we have included in the proposal. Site work by others.

Pickleball court

Landscape and Irrigation installation

Items	Quantity	Unit
Emerald Goddess Liriope -- Liriope muscarii 'Emerald Goddess' - Installed	240.00	1 gal
Society Garlic--Tulbaghia violacea - Installed	60.00	1 gal
Variegated Flax Lily -- Dianella tazmanica (commercial only) - Installed	30.00	1 gal
Dwarf Buford Holly -- Ilex cornuta 'Burfordii Nana' - Installed	30.00	3 gal
Loropetalum -- Loropetalum chinensis rubrum 'Ruby' - Installed	76.00	3 gal
Podocarpus--Podocarpus macrophyllus (commercial only) - Installed	60.00	3 gal
Knockout Rose -- Rosa x 'knockout' (commercial only) - Installed	18.00	3 gal
Var. Pittosprum--Pittosporum tobira var. (commercial only) - Installed	30.00	3 gal
Sunshine Ligustrum - Installed	32.00	3 gal
Ligustrum--Ligustrum japonica Tree 6'x6' (commercial only) - Installed	8.00	B&B
Bracken's Southern Magnolia -- Magnolia grandiflora 'Bracken's Brown Beauty' - Installed	10.00	65 gal
Delivery Charge	1.00	Flat Price

Landscape and Irrigation installation : $20,917.00

Irrigation installation

Irrigation Install

Items	Quantity	Unit

Irrigation Materials	1.00	ea	

Irrigation Install: $2,420.00

Pine Bark

Mulch Install

Items	Quantity	Unit	
Pine Bark Mulch	20.00	Cu. Yd.	

Mulch Install : $1,590.00

Subtotal	$24,927.00
Estimated Tax	$0.00
Total	**$24,927.00**

Terms & Conditions

By Michael Troiano

Mike Troiano

Date 8/24/2025

By _____

Date _____

Parker Road CD

Redline Electric

352-226-5134 | kyle@redlineelectricfl.com | EC13008087

RECIPIENT:

Alisa McGowan
11701 Southwest 30th Avenue
Gainesville, Florida 32608
Phone: (954) 328-4179

Quote #4057

Sent on	Sep 15, 2025
Total	**$7,150.00**

Product/Service	Description	Qty.	Unit Price	Total
Quote	Installation of the following: -60A outdoor sub-panel tapped off of the existing pool equipment feeder power. -120V 20A Circuit for Pickleball Court Key Card Entry at single location; approx. 300' total underground from new sub-panel to key card entry location. *Includes all labor, material, trenching, backfill & permitting/inspections. *Underground utility locates must & will be done before digging. *Though best efforts will be made to not disturb any existing underground utilities/irrigation, any damages that may arise from trenching are the responsibility of others. *Sod replacement, if required, will be the responsibility of others.	1	$7,150.00	$7,150.00

Total **$7,150.00**

-This quote is valid for the next 30 days, after which values may be subject to change.
-Price subject to change based on material price/availability at time of project execution.

Signature: _____ **Date:** _____

PICKLEBALL COURT PROJECT COSTS			
VENDOR	DISCRIPTION	COST	NOTES
Alachua County	Permit	$ 300.00	Site Improvement Inspection Fee
Alachua County	Permit	$ 2,400.00	County Review Fee
Tennis Unlimited	4 Courts, Fencing	$ 107,500.00	In Progress
Tennis Unlimited	Cost for permit requirements	$ 5,250.00	Completed
Tennis Unlimited	Fill - Lime Stone	$ 3,600.00	In Progress
Lawn Enforcement	Landscaping	$ 24,927.00	
NV5	Design & Permits	$ 16,000.00	In Progress
NV5	CA Sevices	$ 7,500.00	Construction Administration services. 50-60 Hours@125 per hour
Redline Electric	Electric Installation	$ 7,150.00	
Everon	Key Card System	$ 9,225.00	
	Total	**$ 181,152.00**	
Unforeseen Expense		$ 5,000.00	
		$ 186,152.00	

Shed & Kubota Project

Project Approved by CDD & Developer- Not to Exceed $70,000

VENDOR	SCOPE OF WORK	COST	NOTES
Shed Ranch	14'x40' -8' Garage Roll Door, Electric, Permit	$ 23,895.00	Work Completed
Lawn Enforcement	Concrete Sub-Base, Weed Mat, Mulch, Landscaping, Irrigation, Fence, Gate	$ 18,941.00	In Progress
Gator Kubota	Utility Vehicle	$15,265	On Property
Electrical	Redline - Electric for Lighting	$2,500	Work Completed
Holt Fabracations	Shed Ramp -	$5,383	Work Completed
	TOTAL	$ 65,984.40	

OAKMONT NEW POOL HEATERS PROJECT COST SHEET			
VENDOR	**Scope of Work**	**Cost**	**Notes**
Holt Metals & Fabrications	Gate	$ 1,746.84	Installed
Lawn Enforcement	Demo & Repaire Walkway, Ornamental Fence with Commercial Fabric w/Gravel Flooring, Concrete Pads, Landscaping.	$ 8,823.00	In Progress
Southern Escapes	Pentair ETI 400 High Efficiency Gas Heaters, Electrical, Plumbing, Plumbing Materials	$ 86,221.20	Installed
	Total Project Cost	**$ 96,791.04**	

Landscape Quality Audit

Date: 10/27/2025

Prepared By: Matthew Wimberly Jr

Lawn Enforcement Agency Inc
PO Box 141091
Gainesville, FL 32614
Phone: (352) 372-3175
https://lawnenforcement.com

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

AUDITED SERVICES

Turf

- All common areas are being maintained and kept to spec on each visit

- Retention areas are being maintained and kept to spec on schedule

- Here is another example of the common areas that lead to a retention area being maintained

- Here is another area of turf areas that are being maintained and kept to spec

- Here is another retention area that is being maintained

- Turf areas are looking really healthy there is a couple areas throughout that need replacing

- Another example of the turf areas

- Another example of the turf areas

- Here is another example around the amenity center

- This areas was treated and will continue to be monitored

Plant Beds

- Paver areas are being chemically and mechanically treated to suppress weed growth

- All common areas are being clean up and kept maintained as we work through our sections

- Tennis court area is being maintained and kept to spec

- Pool area landscape beds are being chemically and mechanically maintained on every visit

- Another example of cleaned up retention areas landscape beds

- All sidewalk areas are being blown and kept debris free

- Here is another example of well maintained landscape beds around the amenity center

- All hedges and tree will continue to be maintained and kept to spec

- Another example of landscape beds, being chemically mechanically treated on every visit

Enhancement Opportunities

- There is 8 dead trees in this common areas that I recommend replacing

- I recommend adding agapanthus in this area please let me know if you like this recommendation

- I recommend adding more iris to both these areas please let me know if you if you like these recommendations as well

- I recommend replacing this area of turf at the amenity center
- Please let me know if this is something you are interested in as well

- I would also like to add Iris here to match the opposite side of the bed

Oakmont Lifestyle Report

November 21, 2025
Parker Road CDD Board of Supervisors Meeting
November - January 2026

Submitted by Destyni Dawson

Events & Programming

November

Date	Event	Notes
11/1	Florida Native Animals & Zookeeping Seminar*	1 pm - 2:30 pm Includes Live Animals
11/6	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
11/6	Healthy Lifestyle Workshop*	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
11/13	Healthy Living Healthy Cooking Class	11 am - 1 pm Cooking demonstration and sampling
11/14	Movie Matinee 18+	1:30 pm - 3:30 pm “Planes, Trains, and Automobiles”
11/15	Wreath Making Workshop	10 am - 12 pm Make Christmas Wreaths with Crevasse Florist
11/20	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
11/22	Candle Pouring Workshop*	10 am - 12 pm With AR Workshop
11/23	Cookie Decorating	2 pm - 5 pm Thanksgiving Themed Cookie Decorating
11/29	Light the Clubhouse	5:30 pm - 7:30 pm Pictures with Santa, Carriage rides, hot chocolate bar, Christmas lights

*New Addition to Oakmont

Events & Programming

December

Date	Event	Notes
12/4	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
12/4	Healthy Lifestyle Workshop*	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
12/6	Story Time with Santa	3 pm - 4 pm Stories with Santa, Arts & Crafts, Hot Chocolate bar
12/11	Healthy Living Healthy Cooking Class	11 am - 1 pm Cooking demonstration and sampling
12/12	Family Movie Night	6:30 pm - 8:30 pm Movie “Elf”, Hot Chocolate Bar
12/14	Cookie Decorating	1 pm - 3 pm Christmas Themed Cookie Decorating
12/18	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5

*New Addition to Oakmont

Events & Programming

January

Date	Event	Notes
1/8	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
1/15	Healthy Living Healthy Cooking Class	11 am - 1 pm Cooking demonstration and sampling
1/16	Movie Matinee 18+	1:30 pm - 3:30 pm Movie TBD
1/22	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5

*New Addition to Oakmont

Food Truck Funday

November- January

Date	Vendor	Time & Location
11/11	Bryns Bytes	5 pm - 8 pm Amenity Drive Way
11/19	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way
12/9	Bryns Bytes	5 pm - 8 pm Amenity Drive Way
12/16	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way
1/27	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way

*New Addition to Oakmont

Sports & Fitness

Event	Notes
Fitness Classes	**10:00am Tuesdays -Empower** Residents schedule sessions directly with Fitness Instructor
Tennis Clinic	**5:00pm -Sundays** Residents schedule lessons directly with Tennis Coach
Sunday Yoga	**1-2 Sundays out of the month** 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	Monthly One Thursday out to of the month 7:00pm - 9:00pm

*New Addition to Oakmont

Highlights & Happening

AR Workshop Water Colors
September 20th , 2025

*New Addition to Oakmont

Highlights & Happening

The Undercover Show
October 5th , 2025

*New Addition to Oakmont

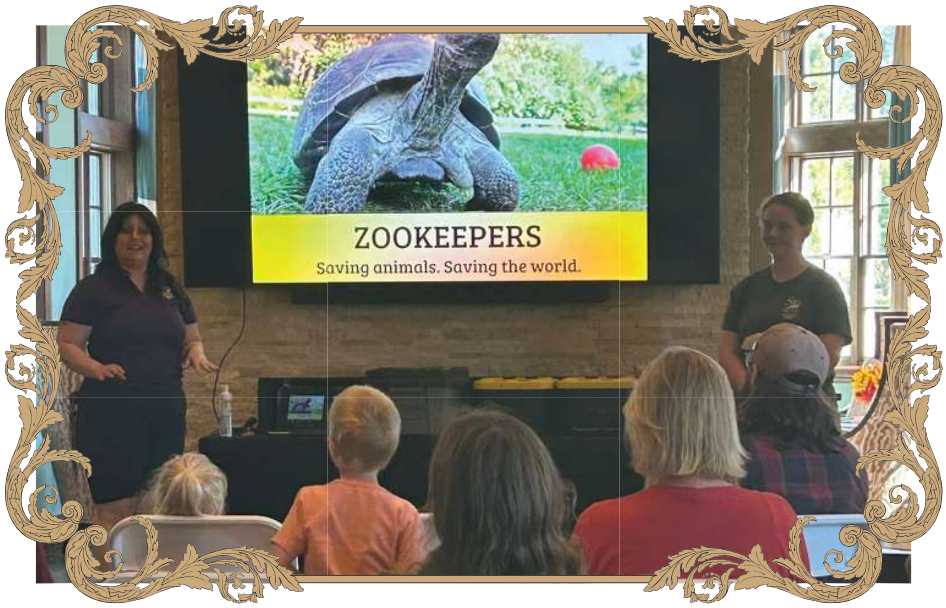
Highlights & Happening

Halloween Fall Festival
October 25th , 2025

*New Addition to Oakmont

Highlights & Happening

Florida Native Animals & Zookeeping Seminar
November 1st , 2025



*New Addition to Oakmont