

# Parker Road Community Development District

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

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The regular meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, February 20, 2026, 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://pfmccd.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 November 21, 2025, Board of Supervisors' Meeting
2. Consideration of **Resolution 2026-03, Resetting a Public Hearing Date on the Adoption of Revised Amenity Policies**
3. Consideration of Amendment to Fitness Center Opening Hours
4. Consideration of Volunteer Workers' Compensation Insurance Policy for Board Members
5. Consideration of Proposals for Sidewalk Repairs
6. Consideration of Proposals for Alleyway Drain Repairs (*provided under separate cover*)
7. Consideration of Proposal for Kubota Utility Vehicle Maintenance
8. Consideration of Proposal for Clubhouse Back Patio Replacement Television
9. Consideration of Lawn Enforcement Proposals:
  - a. #7482 - Replacing Landscape Lighting Fixtures at Amenity Center
  - b. #7484 - Replacing Damaged Sod
  - c. #7514 - Amending Maintenance Agreement to Include Extra Turf Treatment for Winter Weeds
  - d. #7595 - Pickleball Court Landscape Construction
10. Update on Dog Park Project
11. Discussion of Budget for Future Projects
  - a. Dog Park
  - b. Shade for Playground
  - c. Irrigation System Updates
  - d. Replacement of Pool Waterline Tiles
12. Discussion of Compensation Matters Regarding Berman Staff

13. Ratification of:

- a. Cypress Door & Glass Proposal to Repair Clubhouse Pocket Door
- b. Electronics World Proposal for Replacement TV in Fitness Center
- c. Electronics World Proposal for Storage Building Security Camera
- d. EverOn Proposal for Pickleball Court Access Control System
- e. Habitech Systems Proposal for Replacement of Pool Speakers
- f. Kempton & Self Proposal for Clubhouse Plumbing Repairs
- g. Lawn Enforcement Proposal for Hedge Replacement
- h. Lawn Enforcement Proposal for Oak Tree Limb Removal & Trimming
- i. Lawn Enforcement Proposal for Removal of Dead Trees in Common Area
- j. Lloyds Exercise Equipment Proposal for Gym Equipment Repairs
- k. Redline Electric Proposal for Light Pole Bulb Replacement
- l. Southern Escapes Proposal for Replacing Pool Electrical Breaker
- m. Southern Escapes Proposal for Replacing Pool Pump Drive Assembly

14. Ratification of Payment Authorization No. 325 – 336

15. Review of District Financial Statements

**Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Next Meeting: April 17, 2026
    - Field Manager's Report
      - Landscape Vendor's Site Audit
    - Lifestyle Coordinator's Report
- Audience Comments
- Supervisors Requests

**Adjournment**



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes  
of the November 21, 2025,  
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Friday, November 21, 2025  
11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608  
11:30 a.m.**

Board Members present at roll call:

Tara Ezzell	Chairperson
Marshal Rice	Vice Chair
Tim Momol	Assistant Secretary
Kelsy Hill	Assistant Secretary
Gary Gossman	Assistant Secretary

Also present were:

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

Various residents and audience members present.

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Carvalho called the meeting of the Parker Road Community Development District Board of Supervisors to order at 11:31 a.m. and the 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**

There were no public comments at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

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

The Board reviewed the minutes.

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board approved the Minutes of the August 28, 2025, Board of Supervisors' Meeting.

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

Ms. Carvalho reviewed the resolution and noted this is a statutory requirement to adjust the budget for auditing purposes. The overall budget does not change but is balanced within the line items.

There was brief discussion regarding the adjustments.

Mr. Momol commented regarding the mulch expenses. Ms. Carvalho noted any financial ledger information can be requested from District Management.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget.

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

Ms. Carvalho gave an overview and noted any adjustment to fees must go through a Public Hearing. This Public Hearing will adjust the Amenity Rules and Policies.

There was brief discussion regarding the date for the Public Hearing. The Board agreed to hold the Public Hearing on February 20, 2026, at 11:30 a.m.

District Management will send out the existing Amenity Policies to the Board for review.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2026-02, Setting a Public Hearing for Amendments to Amenity Policies, on February 20, 2026, at 11:30 a.m.

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

Ms. Carvalho gave an overview and noted this is a statutory requirement for the District. The District has achieved all their goals and objectives for Fiscal Year 2025. This report will be posted on the District's website.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board accepted Fiscal Year 2025 Goals and Objectives Reporting Form.

#### **Consideration of US Bank Fee Increase Letter**

Ms. Carvalho noted this letter regards a nominal increase and is within the budget.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board accepted the US Bank Fee Increase Letter.

#### **Consideration of Everon Proposal for Access Control System**

Ms. Carlino-McGowan gave an overview and noted it is for access control to the pickleball courts. It will use the same card access as the other amenities.

There was brief discussion regarding the height of the fences and cost comparison.

It was noted that although this was planned within the budget, there has been a cost increase.

Ms. Hill will work with Ms. Carlino-McGowan on negotiation of cost.

ON MOTION by Ms. Ezzell, seconded by Mr. Momol, with all in favor, the Board approved the Everon Proposal for Access Control System with a not-to-exceed amount of \$9,224.44.

#### **Consideration of Lawn Enforcement Proposals to:**

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

Lawn Enforcement gave an overview of the proposals.

There was discussion regarding the types of landscaping proposed, irrigation, and warranty. It was noted that any Lawn Enforcement installed landscaping is warrantied as long as the vendor is in contract.

Mr. Rice recommended having a timeline for the projects and the warranty.

Mr. Momol requested more detailed information included in proposals.

It was noted these proposals are included in the landscaping budget.

Mr. Rice noted there are multiple dead plants on property that need replacement.

Lawn Enforcement noted proposals will be provided after inspections have been completed.

There was discussion regarding the budget and issues related to the previous landscaping vendor, Cepra. It was noted that a master report is to be received from Berman regarding these issues.

There was continued discussion regarding the dead plants on property. Lawn Enforcement noted they will be documenting all issues related to the health of the plants.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board approved the Lawn Enforcement Proposal for the Landscape Enhancements at Amenity Center.

Ms. Carlino-McGowan gave an overview of the hedge replacement proposal and noted it was brought to her attention by a resident. The hedges will help with sound dampening and privacy for the houses in that area. It was noted the hedges will be Walters Viburnum species.

It was noted one option proposed is for replacement of the entire row of hedges as originally installed. Lawn Enforcement will test the soil prior to planting.

There was lengthy discussion regarding the plant issues and type of plant life to be used. It was recommended to approve a not to exceed amount pending a walkthrough with Mr. Momol, and final execution by the Chair.

It was noted that Mr. Momol can be the contact for landscaping review prior to being approved by the Board.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board approved the Lawn Enforcement Proposal for Replacement of the Hedge Along SW 121 Way, with a not to exceed amount of \$4,000.00.

**Ratification of GFL Solid Waste Agreement for Recycling Program Participation**

Ms. Carlino-McGowan noted that the district was cited by Alachua County for being out of compliance as the district must participate in a recycling program. The recycling bins are now located in the dumpster area. This agreement was approved outside of a meeting due to timeliness.

Ms. Hill recommended sending an email blast and notifying people using the amenities of the recycling bins. It was noted more recycling bins will be needed.

ON MOTION by Ms. Ezzell, seconded by Mr. Momol, with all in favor, the Board ratified the GFL Solid Waste Agreement for Recycling Program Participation.

**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**

Ms. Carvalho noted these are part of the pickleball project and were previously approved. These are solely for ratification.

ON MOTION by Ms. Hill, seconded by Mr. Gossman, with all in favor, the Board ratified the Tennis Unlimited Pickleball Court Construction Agreement, and the Proposal for Additional Work Related to the Pickleball Court Project as Required by Alachua County.

**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**

Ms. Carlino-McGowan noted that relocation of the pickleball court trees will no longer be taking place. There will be a different proposal forthcoming once the courts are completed.

Mr. Momol commented regarding the pickleball landscaping. He noted the landscaping needs to be placed far enough away for the roots not to affect the court.

Lawn Enforcement recommended placing a root barrier.

It was noted the sod has already been replaced with Lots 318 and 252.

ON MOTION by Ms. Hill, seconded by Mr. Momol, with all in favor, the Board ratified the Lawn Enforcement Proposals for Replacement of Sod with Lots 318 and 252.

**Ratification of Redline Electric Proposals  
to:**

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

Ms. Carlino-McGowan gave an overview. She noted the lightbulbs have been replaced on the streetlights and all timing has been reset properly for the community lighting.

ON MOTION by Mr. Rice, seconded by Mr. Ezzell, with all in favor, the Board ratified the Redline Electric Proposals for Street Light Repairs and Replacements and for the Amenity Lighting Automation System Repair.

**Ratification of Holt Metals & Fabrications  
Proposal to Install Metal Ramp**

Ms. Carlino-McGowan noted this ramp is for the shed.

There was discussion regarding the appearance of the shed and landscaping. It was noted the landscaping project is still in process for the shed area. It was recommended to have the developer plant more Magnolia trees than originally proposed.

Ms. Carlino-McGowan will send out an update via email blast and will follow up with the developer regarding more landscaping in that location.

There was continued discussion regarding the shed and landscaping.

It was noted the landscaping materials should arrive next week and will be installed in the first week of December.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board ratified the Holt Metals and Fabrication Proposal to Install Metal Ramp.

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

Ms. Carvalho gave an overview.

Ms. Carlino-McGowan noted this is still in process and regards a leak in the unit.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board ratified the W.W. Gay Proposal to Repair Air Conditioning Unit.

**Ratification of Payment Authorization Nos. 313 - 324**

The Board reviewed the payment authorizations.

Ms. Carvalho noted these are solely for ratification.

Mr. Momol commented on the scope of work for mulch invoice 9124 from Lawn Enforcement and noted there are areas that have not been completed.

Lawn Enforcement noted that in their opinion the scope of work has been completed. Maps will be included in future proposals. They noted that the depth of the mulch may not be three inches in all areas.

It was noted that questions regarding vendors or issues that can be directed to District Management for future agenda item discussion.

Ms. Hill noted issues and pictures can be uploaded via the district's website.

It was noted District staff will work with Mr. Momol regarding Lawn Enforcement future projects and mulch budget.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board ratified Payment Authorization Nos. 313 – 324.

**Review of District Financial Statements**

The Board reviewed the district financial statements as of September 2025. Mr. Momol commented regarding the mulch expenses.

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

### **THIRD ORDER OF BUSINESS**

### **Other Business**

### **Staff Reports**

**District Counsel** – Ms. Buchanan noted the capital conversations are in process at the current legislative sessions. Ms. Carvalho gave an overview of the legislative sessions.

**District Engineer** – No report.

**District Manager** – Ms. Carvalho noted the next meeting scheduled for February 20, 2026. All calendar invites have been sent out.

**Field Manager & Lifestyle Coordinator** –Ms. Carlino-McGowan gave a project update. She noted the pool leak has been repaired and billing will continue to be monitored. Pool heaters have been installed. The pickleball court permits are approved and the courts should be completed by mid-December. Ms. Carvalho noted the insurance has to be in place prior to using the courts. It was recommended to include this update in the monthly report for residents.

Ms. Carlino-McGowan gave an update on the shed project. Landscaping and floodlights are forthcoming. She also gave an overview of a few other minor projects including sidewalk repair, pressure washing, and gate installation.

There was brief discussion regarding the pool heating. Mr. Momol recommended setting the heaters to 80 degrees.

There was also lengthy discussion regarding the mulch. It was noted there was not a map available during the initial proposal. The original proposal was not for the entire community but only included select areas and the street trees. Ms. Carlino-McGowan noted that Lawn Enforcement provided 200 additional cubic yards of mulch at no cost to the district, but there is still additional yardage needed to be completed. It was noted that Ms. Carlino-McGowan will be doing a walkthrough regarding the pond mulching with Lawn Enforcement in order to provide an updated proposal. Mr. Momol will also attend the walkthrough.

Ms. Carlino-McGowan gave an overview of the proposal related to dead tree cleanup on Lot 38, a buffer area, and noted this was requested by a resident.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Lot 38 Dead Tree Cleanup in the amount of \$1,275.00.

Ms. Carlino-McGowan gave an overview of the proposal related to the common area on 27<sup>th</sup> Lane. It was noted there was a tree removed several years ago and needs replacement. It is located in the square and in a visible location.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Tree Replacement Proposal in the amount of \$365.00.

Ms. Carlino-McGowan noted the dog waste stations are faded and need replacement and the volleyball court needs a rules sign.

There was brief discussion regarding the signage costs.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Onsite Sign Proposal in the amount of \$957.55.

Ms. Dawson gave an overview of the past and 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 Mr. Rice, seconded by Ms. Ezzell, with all in favor, the November 21, 2025, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 1:31 p.m.

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

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



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2026-03,  
Resetting a Public Hearing Date  
on the Adoption of Revised Amenity Policies

## RESOLUTION 2026-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2026-02 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF REVISED AMENITY POLICIES, RATES AND FEES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Parker Road Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, on November 21, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-02, setting a public hearing for consideration and approval of the District’s proposed revised amenity policies, rates and fees; and

**WHEREAS**, due to additional revisions being proposed, the Board now desires to reset the date of the public hearing in order to allow proper publication of notice in accordance with Chapter 120, *Florida Statutes*.

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

**SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET.** The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution 2026-02 is hereby amended to reflect that the public hearing as declared therein is reset to **April 17, 2026** at 11:30 a.m.

**SECTION 2. RESOLUTION 2026-02 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2026-02 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of February 2026.

ATTEST:

**PARKER ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Amendment to  
Fitness Center Opening Hours



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Volunteer Workers'  
Compensation Insurance Policy  
for Board Members



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Workers Compensation

## Parker Road Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

**Parker Road Community Development District**  
**11701 SW 30th Avenue**  
**Gainesville, FL 32608**

**Term: February 10, 2026 to October 1, 2026**  
**Coverage Provided by: Florida Insurance Alliance**  
**Quote Number: WC100125125**

**TYPE OF INSURANCE**

<b>Part A</b>	<b>Workers Compensation</b> <ul style="list-style-type: none"> <li>• <b>Benefits: FL Statutory (Medical, Disability, Death)</b></li> </ul>
<b>Part B</b>	<u><b>Employers Liability:</b></u> <ul style="list-style-type: none"> <li>• <b>\$1,000,000- Each Accident</b></li> <li>• <b>\$1,000,000- Disease- Policy Limit</b></li> <li>• <b>\$1,000,000- Disease- Each Employee</b></li> </ul>

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management--All Other Employees	\$3,600	2.68	\$96.48
Total Manual Premium				\$96.48
Increased ELL 1M/1M/1M				\$120.00
				\$216.48
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$216.48
Expense Constant				\$160.00
Terrorism				\$0.36
<b>Policy Total</b>				<b>\$542.00</b>

**Additional terms and conditions, including but not limited to:**

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposals  
for Sidewalk Repairs

# Oakmont Sidewalk Safety Hazard

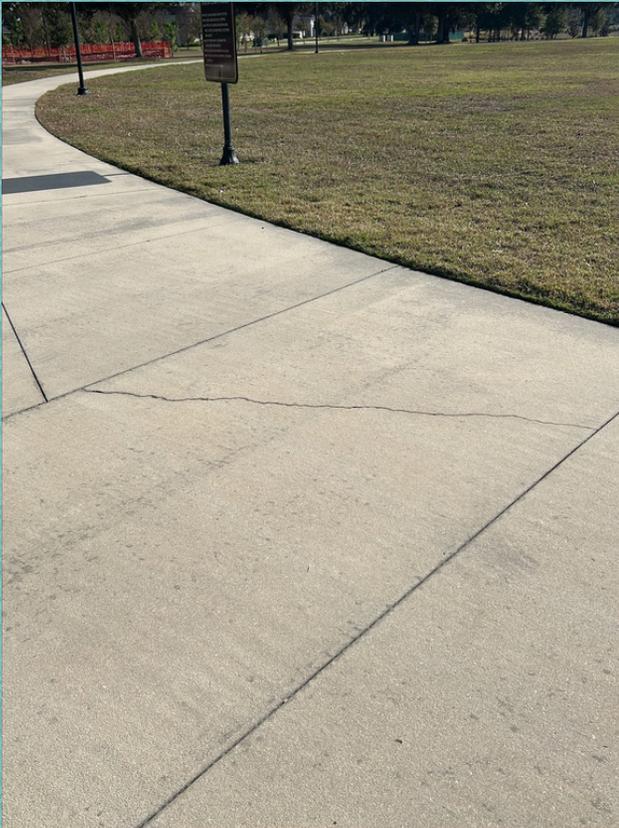
- 1 - Back East of Pool/ Cracked
- 2 - West of the Volleyball courts/ Lifted
- 3 - Back East of the Pavilion/ Sunken
- 4 - Back West of the Pavilion/ Sunken
- 5 - West Parking Lot / Lifted
- 6 - North West of the Amenity Center/ Lifted
- 7 - North West of the Amenity Center/ Lifted
- 8 - North West of the Amenity Center/ Lifted
- 9 - North East of the Amenity Center/ Lifted
- 10 - North East of the Amenity Center/ Lifted
- 11 - East Parking Lot/ Cracked
- 12 - East Parking Lot/ Lifted
- 13 - East Parking Lot/ Cracked
- 14 - East Parking Lot/ Cracked
- 15 - East Parking Lot/ Lifted
- 16 - North of Volleyball court/ Cracked
- 17 - West of Tennis Courts/ Lifted

12/8/2025



# Oakmont Sidewalk Safety Hazard

1 -Cracked



2 -Lifted



3 -Sunken



Oakmont Sidewalk  
Safety Hazard

4 -Sunken



5 -Lifted



6 -Lifted



Oakmont Sidewalk  
Safety Hazard

7 -Lifted



8 -Lifted



9 -Lifted



Oakmont Sidewalk  
Safety Hazard

10 -Lifted



11 -Cracked



12 -Lifted



Oakmont Sidewalk  
Safety Hazard

13 -Cracked



14 -Cracked



15 -Lifted



Oakmont Sidewalk  
Safety Hazard

16 -Cracked



17 -Lifted



18 -Cracked



# *Cody West Construction Inc.*

(352)377-3005

137 Wall Lake Trail  
Melrose, Florida 32666  
CBC1254235

Proposal to: Oakmont at Gainesville  
Job address: 11701 SW 30<sup>th</sup> Ave  
Gainesville, Fl

1. Demo out 17 areas of sidewalk for replacement
2. Haul away concrete
3. Pour and finish replace areas
4. Cut joints if needed

Total Materials and Labor: \$24,800.00

Customer acceptance \_\_\_\_\_ Date    /    /   

Contract good for 30 days.

Date 2/3/26



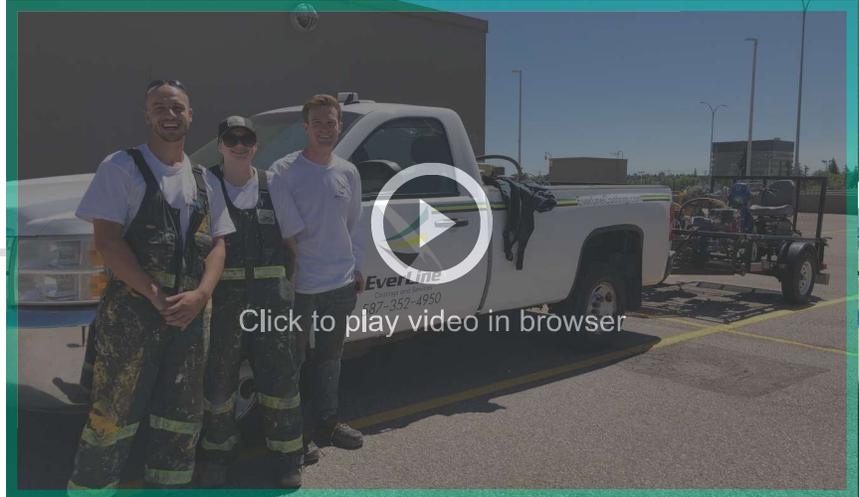
**EverLine**

Coatings and Services

**RETHINK** PAVEMENT MAINTENANCE

# OAKMONT - CONCRETE SIDEWALK REPAIRS

# OUR TEAM



## LUIS OLIVIER

### OWNER

Luis has a background in engineering and residential real estate, bringing his technical expertise and entrepreneurial spirit to EverLine Coatings & Services. Alongside his wife, Maria, he is passionate about providing efficient, high-quality parking lot maintenance solutions. Originally from Miami and raised in Orlando, Luis now calls Gainesville home, where he enjoys staying active with pickleball and connecting with the community.



## MARIA SCHMIEDHOFER OLIVIER

### OWNER

Maria is a business professional with an MBA and a background in operations management and finance, honed during her time in college athletics at the University of Florida. Together with her husband, Luis, she runs an EverLine Coatings & Services franchise, driven by a passion for simplifying parking lot maintenance and providing value to clients. Originally from Stockholm, Sweden, Maria now calls Gainesville home, where she stays active through pickleball and enjoys building connections within the local community.

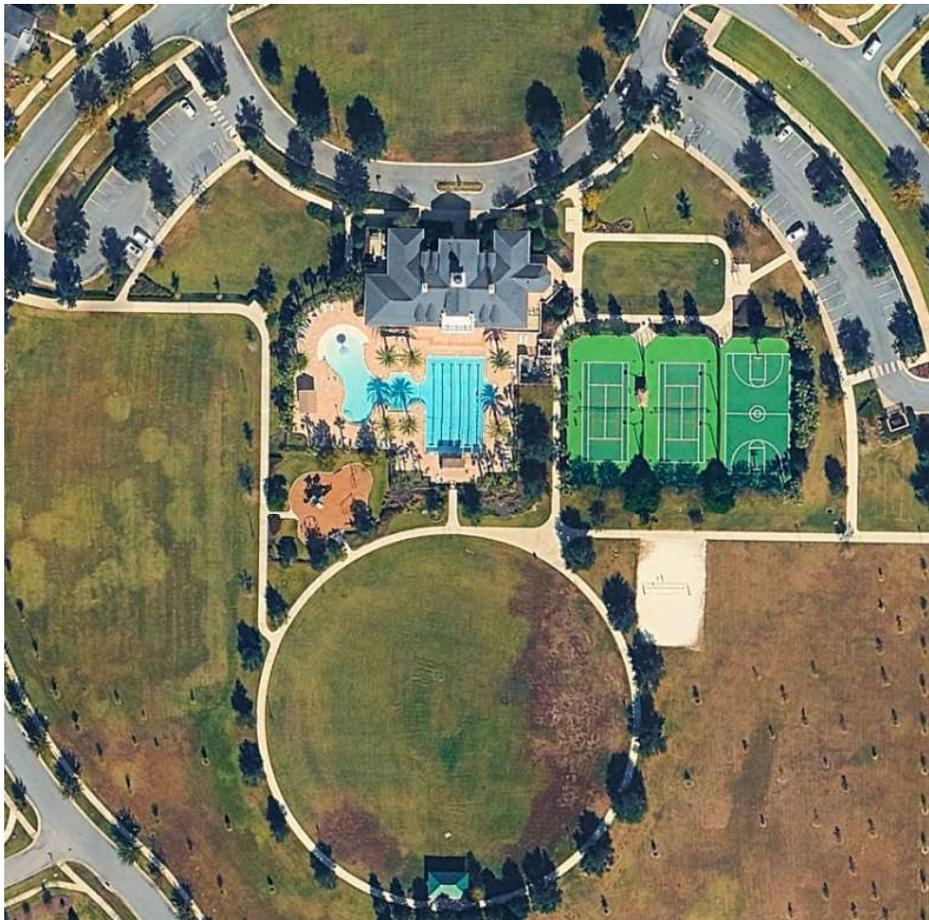




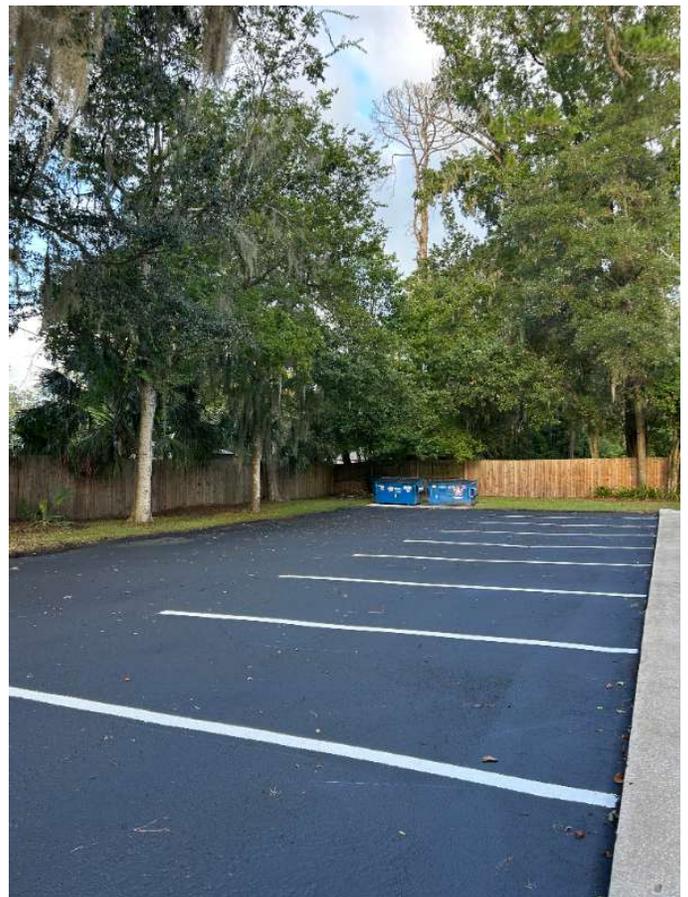
# **EverLine**

Coatings and Services

## SCOPE OF WORK



Before and after:





# CONCRETE CRACK SEALING SERVICES

**Project Location:** Oakmont Sidewalks

DESCRIPTION	PRICE	QTY	SUBTOTAL
<p><b>Crack Sealing:</b> Includes the preparation and sealing of concrete cracks using Concrete Patching &amp; Caulking Compounds.</p>			\$450
<hr/>			
<p><b>Scope of Work:</b> ~ 27 linear feet of cracking</p>			
<hr/>			
<p><b>Service Notes:</b></p> <ul style="list-style-type: none"> <li>- Existing cracks to be cleaned out, undercut/enlarged (if required), and filled using Concrete Patching, Polyurethane, or Caulking Compounds.</li> <li>- Preparation includes the removal of all dirt, dust and debris from within the cracks and the removal of any vegetation to impede regrowth.</li> <li>- Dampening of surface (if required) for proper product adhesion and curing process.</li> <li>- Highly experienced and enthusiastic staff on site at all times. Clean-up done daily and in full upon completion.</li> </ul>			
<hr/>			
<b>TOTAL</b>			<b>\$450</b>



# CONCRETE REPAIR SERVICES

**Project Location:** Oakmont Sidewalks

DESCRIPTION	SUBTOTAL
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<input type="checkbox"/> <b>Concrete Ramp Repair (Lifted areas):</b> Includes the pouring of a small concrete ramp to eliminate trip hazard (see picture example) - 10 areas, total of 50 linear feet of trip hazard to be fixed	\$2,350
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DESCRIPTION	SUBTOTAL
<input type="checkbox"/> <b>Concrete Grind Repair (Lifted areas):</b> Includes the grinding down of the lifted areas to smooth out and remove trip hazard (see picture example) - 10 areas, total of 50 linear feet of trip hazard to be fixed <div data-bbox="500 411 898 709" data-label="Image"> </div>	\$1,950
<input checked="" type="checkbox"/> <b>Concrete Jacking (Sunken areas):</b> Includes lifting the slab to match the elevation of adjacent surfaces and injecting expanding foam beneath to properly fill voids and stabilize the slab in its corrected position. - 2 total areas	\$2,000
<b>TOTAL</b>	<b>\$2,000</b>

# AGREEMENT

In order for us to provide the best service at the best possible price, we request our clients assistance in...

- Having work areas clean and free of debris, tools, vehicles or obstacles before our arrival - this ensures efficient production of our crews.
- Irrigation or sprinkler systems turned off before and during our scheduled visit.
- Adequate lighting turned on for the entirety of our scheduled visit.
- Ensuring the site is a safe working environment (according to OSHA standards) for our team members.
- Keeping vehicles, debris, tools and obstacles off the work area until all sealant, paint, crackfill, etc. is dry. Our team will communicate how long after project completion it is suitable to resume regular operations at the work site.

All work will be completed as per the Scope of Work provided to EverLine Coatings.

**We are here to work with you!** If you are unable to accommodate the above requirements, please let us know before our scheduled visit so we can make necessary adjustments.

**If our crews arrive on site and any of the above requirements are not met there may be additional fees such as idle time and towing fees charged above the quoted amount.**

Please feel free to contact us if you have any questions or if there is anything else we can add to make this a great experience.

**We look forward to working with you!**

## EverLine Coatings

 SIGNATURE  
Luis Olivier

---

Luis Olivier |

## Leland Management

 SIGNATURE  
Alisa McGowan

---

Alisa McGowan | Facility Manager @ Oakmont  
Gainesville

*For payment we accept Check, E-transfer, and Credit Cards. Interest at 2.00% per month (24.00% per annum) will be charged on accounts over 30 Days. We require a deposit for any jobs exceeding a total project cost of \$10,000 and/or requires pre-ordering of speciality materials such as custom color paint, etc.*



# OUR STORY

It started in 2012 with one machine and the determination to disrupt an industry. Since then, EverLine has grown each and every year.

Line striping began as—and still is—our core business; But in our journey to become a one-stop shop for all of our customers, we have expanded our offerings to include a breadth of pavement maintenance services.

As an award-winning business with locations across the country (and now with two appearances on CBC's Dragon's Den) we are uniquely poised to offer our great customer service, value and quality to each and every parking lot in America.

## OUR PURPOSE

### For Our Clients

EverLine contributes to society by providing cutting-edge solutions with a focus on safety objectives, value and aesthetic excellence for our clients and their patrons.

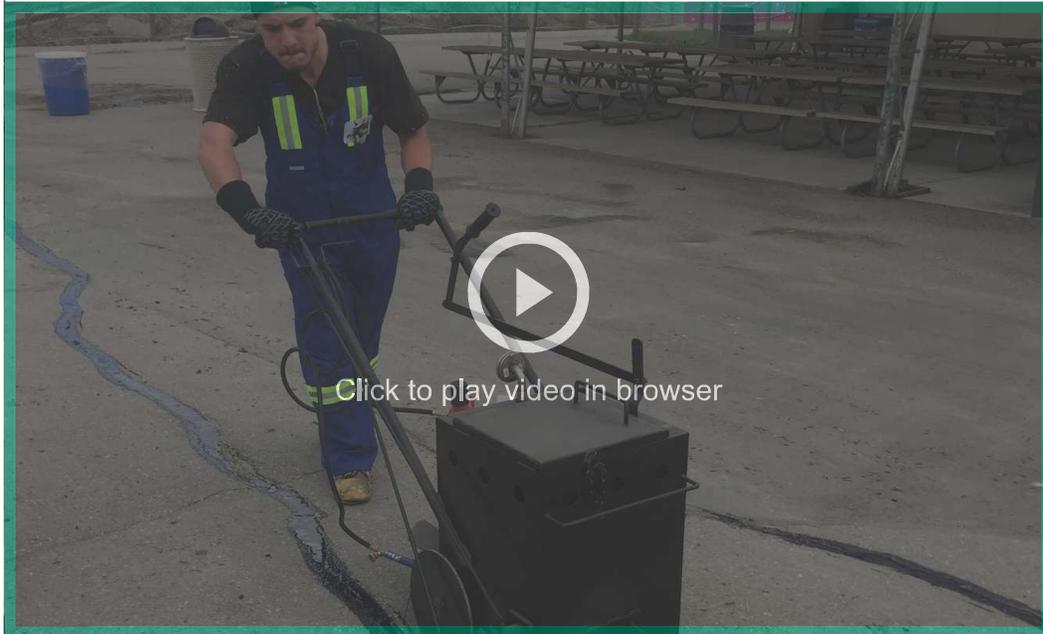
### For Our People

Our purpose is to provide our employees with a workplace that is considered a vehicle for personal and professional growth.

## OUR KEYS TO SUCCESS

- 01 Our high quality is systemized.
- 02 We constantly innovate.
- 03 We answer the call.

# OUR EXPERTISE



**WATCH US IN ACTION IN THIS 3-MIN VIDEO!**

## Line Striping

- Parking Lots
- Custom Stenciling
- Durable Traffic Markings
- Interior Safety Lines

## Asphalt Maintenance & Repairs

- Crack Filling
- Sealcoating
- Pothole Repair & More

## Parking Lot Services

- Power Sweeping
- Power Washing
- Sign/Wheel Stop/Bollard Installation

## Epoxy & Specialty Flooring

- Slip-resistant Solutions
- Durable Flooring
- Aesthetic Improvement

## Parking Garage Maintenance

- Membrane Repair & Installation
- Sweep & Scrub
- Wall & Ceiling Painting



# WHY WORK WITH EVERLINE?

**Our mission is to be known as the company that changed everything in our industry and you'll see how we are doing it.**

- We are here to make an impact. We hold ourselves to an extremely high standard and are breaking new ground. We are excited about every single project that we are a part of - it's an opportunity to prove ourselves.



**We strive to be the leaders in our field when it comes to communication, credibility, professionalism and quality.**



**We are cutting edge - and you'll get much better service because of it. We bring:**

- State-of-the-Art Technology for great project management
- Top quality products and modern equipment to ensure that you are getting the best options and value available for your project's needs
- Innovative solutions that will maximize value on every project that we work on



# WE PROVIDE GREAT QUALITY & EXPERIENCE BY FOLLOWING OUR C.O.R.E. QUALITY SYSTEM!

**Clear scope:** We ensure that there is a clear scope of work generated from our clients for our crews. This guarantees the finished project matches your vision.

**Operations report:** Utilizing cloud-based technology provides you with up-to-date and immediate progress reports in real time. You will always be in-the-know.

**Reach out:** We contact you when our crews mark the report as complete. This provides you a final update on the project - Ready for your review.

**Evaluate:** We ask for your feedback and then analyze the project and experience you had with us. This allows us to become better service providers and offer better pricing.

## WE ARE DRIVEN

**Dedicated** to giving all of our effort, respect, expertise and attention to our clients, our stakeholders and each other every day.

**Resourceful** by constantly innovating to provide better solutions.

**Integrity-Focused** through working with honesty, purpose, and delivering on our promises.

**Value Based** by operating at all times according to our values of respect, sustainability, mutual support and community enhancement.

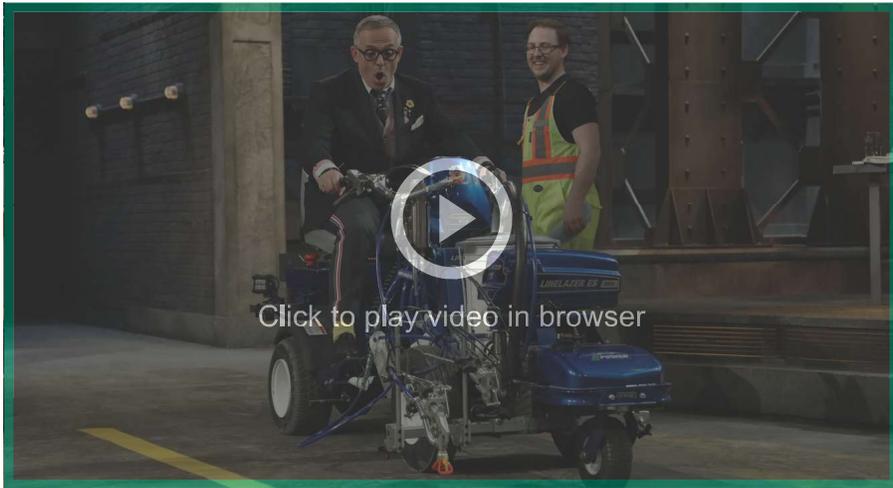
**Excelling** the set standards of communication, credibility, professionalism and quality for our industry and will continue to lead in all ways possible.

**Nourishing** our employees by providing an environment that is fun, friendly and encourages the achievement of their full potential.





**EverLine**  
Coatings and Services



**WE RECEIVED A DEAL ON DRAGON'S DEN!**



**THANK YOU**

[EverLineCoatings.com](http://EverLineCoatings.com) | [luis@everlinecoatings.com](mailto:luis@everlinecoatings.com) | 1-833-383-7546





CUSTOMER

**QUANTITY**

**DESCRIPTION**

**UNIT PRICE**

**AMOUNT**

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposals for  
Alleyway Drain Repairs  
*(provided under separate cover)*



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposal for  
Kubota Utility Vehicle Maintenance

4502 NW 13<sup>th</sup> St  
 Gainesville, FL 32609  
 Phone: 352-376-4506



Shop our products anytime—our  
 online store is now live!

Sold To:				Ship To:			
PARKER RD COMMUNITY DEVELOPMENT 11701 SW 30TH AVE GAINESVILLE, FL 32608				PARKER RD COMMUNITY DEVELOPMENT 11701 SW 30TH AVE GAINESVILLE, FL 32608 352-204-8177			

Account No.	Starting Date	Ending Date	P.O. Number	Service Tag	Tax ID	Salesperson
111395	1/19/2026 10:47 AM				85-8016068964C-5	David Hylton
Make	Model	Year	Serial Number	Stock Number		
KUBOTA	RTV520-H		A5KA1DGAPRG025308	20836		
Promised	Deliver?	Usage Type 1	Usage 1	Usage Type 2	Usage 2	Invoice Type
	No	Hours	50.0000		0.0000	Preliminary

Qty	B/O	Taxable	Description	Price	Amount
Customer				<b>Segment 1 Total:</b>	<b>\$557.02</b>
1			HH1J0-32430 - FILTER(OIL,CARTRIDGE - Bin: PRTS CTR 3	\$14.90	\$14.90
1			HHK70-14073 - CARTRIDGE,OIL FILTER - Bin: PRTS CTR 1	\$34.13	\$34.13
2			70000-10200 - OIL,1 QT 10W-30 (Case of 12) - Bin: GS2	\$6.92	\$13.84
1			HHK72-14080 - CARTRIDGE,FILTER OIL HST (WHIT - Bin: PRTS CTR 1	\$27.97	\$27.97
1			6C060-99414 - ASSY ELEMENT - Bin: PRTS CTR 2	\$33.46	\$33.46
2			B1BKR4E - NGK SPARK PLUG BKR4E - Bin: GS1	\$4.70	\$9.40
4			70000-20055 - OIL,55 GAL UDT FLUID (Single D - Bin: SHOP	\$5.83	\$23.32
			Total Labor		\$250.00
1.00			V - Delivery/Pickup	\$150.00	\$150.00

Payment Type	Deposit	Check No.	Date	Amount
--------------	---------	-----------	------	--------

4502 NW 13<sup>th</sup> St  
 Gainesville, FL 32609  
 Phone: 352-376-4506



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



Shop our products anytime—our online store is now live!

After 30 days following the completion of repairs or decline of the estimate, a \$5.00 per day storage fee will be charged. After 60 days the item(s) will become the property of Gatorland Kubota.

Equipment	\$0.00
Labor	\$250.00
Parts	\$157.02
Freight	\$0.00
Mileage	\$0.00
Other	\$150.00
Shop Supplies	\$0.00
Total Charges	\$557.02
Total Tax	GV
Total	\$557.02
Total Payments	\$0.00
Balance	\$557.02

SIGNATURE

ESTIMATE  
 ES202223





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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposal for  
Clubhouse Back Patio Replacement Television



# Clubhouse Back Patio TV

A PROPOSAL FOR

## **Parker Road CCD**

Alisa Carlino-McGowan  
acmcgowan@bermancorp.com  
(954) 328-4179

12051 Corporate Boulevard  
Orlando, FL 32817

PREPARED BY THOMAS COLLETT



**Electronics World**  
<https://ElectronicsWorld.net>  
(352) 332-5608

3499 Northwest 97th Boulevard  
Suite 16  
Gainesville, FL 32606

## Electronics World Mission

At Electronics World, we're dedicated to one thing: 100% customer satisfaction, offering audio, video and home automation solutions to clients who demand nothing but the best. With our wide selection of brands, dedicated staff of Specialist, System Designers, Service Managers, and Installers, and our inspirational showroom environment, we're ready to turn your home entertainment dreams into reality. From inspiration to installation, we're with you through every step of your home entertainment journey, so that years down the road, you love your gear as much as the day it was first installed. Style, vision and the perfect install, that's your Electronics World Design Center.

## About Electronics World

### Choosing the Finest Gear

One of the many things that separates Electronics World from other Audio/Video integrators is that we have a showroom. Here, you can try out the latest products side by side to ensure you're getting exactly what you want. You can even try out speakers with receivers, or take home automation for a test drive in our Design Center. And with our dedicated System Designers leading you on your journey, we not only ensure you get the exact products you've been dreaming about, but that they all work together perfectly.

### Tailored Solutions

Custom home entertainment installs are never a one size fits all proposition. That's why we have dedicated System Designers who not only help create the schematics of where everything needs to go in your home, but they also help build your rack systems so they work perfectly once installed. So whether your needs are as simple as mounting a new TV on a wall, or as complicated as turning a spare bedroom into the ultimate home cinema space, Magnolia is ready to bring any and all of your projects to life.

### Expert Installation

At Electronics World, we ensure every project is done on time and installed just right. Our teams of custom installation specialists will make sure your dream system works like a dream before we walk out your door. We'll even work in collaboration with your builder or contractor to fit into their schedules and timelines. At Electronics World, we're with you before, during and after every project to make sure you're completely satisfied with your new system.

### Customized Solutions

Sure, we'll mount your new TV over your fireplace. But where we really shine is with whole-home, custom installations. No project is too big or too complicated. In fact, our teams of engineers will even fabricate products to fit you unique needs. From new builds to your current home, we're ready to bring your custom home entertainment system to life.

### Bring The Action Home

The lights dim, the screen drops from the ceiling and the window blinds close as the projector and surround sound system come to life. All of this happens with one click on your home automation app. This is a Electronics World home theater, and it's waiting for you to buy a ticket!



# Project Description

## Scope of Work

EW Technicians will:

- Install a new Sony TV on the Clubhouse Back Patio Wall utilizing your existing bracket.

### **Disclaimer:**

In an indoor TV manual, you'll find a section warning you about the dangers of putting an indoor TV outside. Besides the risk of electrocution, one small short & your cheap TV can cause some pretty expensive damage. Indoor TVs are not designed for exposure to the elements like rain, snow, and extreme temperatures.

Using an indoor TV outdoors, will void the warranty and lead to dangerous consequences like electrical shock or fire.

Most indoor TVs have plastic cases, which typically include openings for ventilation. They are designed for climate-controlled indoor areas. Exposure to rain, snow, high humidity, extreme temperatures, and insects will ruin internal electronics. Quality, built-for-purpose outdoor TVs are sealed from the elements, have durable cases (*in many cases powder-coated aluminum*), and have high-spec components for long life in extreme temperatures.

Also, outdoor TVs are not only built to be brighter than many indoor TVs, but many feature anti-glare screen technologies and can resist extreme temperatures.

# Areas & Items

## Clubhouse Back Patio (Option 1)

Items	Sell Price	Qty	Total
 <p><b>Sony K-75XR50</b> 75" Mini LED 4K HDR TV <i>If this indoor TV is to be utilized, you must sign a waiver confirming that you will not hold Electronics World liable for any dangerous consequences like electrical shock or fire. You must also acknowledge that as soon as the TV is mounted outside, the warranty is voided.</i></p>	\$1,999.99	x1	\$1,999.99
 <p><b>Furrion FV1C75W</b> 75" Outdoor TV Cover <i>Delivering year-round protection, the TV cover is water-proof, dust-proof, snow-proof and resistant to UV rays. And, it's easy-to-use: designed with durable hook loop fastenings to ease speed and convenience of installation and removal.</i></p>	\$199.99	x1	\$199.99
<b>Clubhouse Back Patio Total : \$2,199.98</b>			

## Clubhouse Back Patio (Option 2)

Items	Sell Price	Qty	Total
 <p><b>Furrion FDUP75CSA</b> 75" Partial Sun 4K LED Outdoor TV</p>	\$3,999.99	x1	\$3,999.99
 <p><b>Furrion FV1C75W</b> 75" Outdoor TV Cover <i>Delivering year-round protection, the TV cover is water-proof, dust-proof, snow-proof and resistant to UV rays. And, it's easy-to-use: designed with durable hook loop fastenings to ease speed and convenience of installation and removal.</i></p>	\$199.99	x1	\$199.99
<b>Clubhouse Back Patio Total : \$4,199.98</b>			

# Labor

---

Items	Sell Price	Qty	Total
 <b>Labor Custom Installation</b> <i>EW estimates that this project will take (1.5) hours to complete. You will be charged for actual labor performed.</i>	\$175.00	x1.5	<b>\$262.50</b>

**Labor Total : \$262.50**

## Financial Summary

This proposal has options in the following areas:

- Clubhouse Back Patio

Once you select options for each area, your financial summary will be shown.

# Project Terms

Terms:

This proposal is valid for 30 days from the date of submission.

Upon approval of the proposal/execution of the agreement for this project, payment is required for all equipment/products needed for the project.

Upon satisfactory completion of the project, payment for actual labor performed and site supplies (*wire, other miscellaneous parts, and items*) will be due immediately.

\_\_\_\_\_  
Client Signature/Date

\_\_\_\_\_  
For Electronics World/Date

\_\_\_\_\_  
Client Name Printed

\_\_\_\_\_  
For Electronics World Printed



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## **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

### Consideration of Lawn Enforcement Proposals:

- a. #7482 - Replacing Landscape Lighting Fixtures at Amenity Center
- b. #7484 - Replacing Damaged Sod
- c. #7514 - Amending Maintenance Agreement to Include Extra Turf Treatment for Winter Weeds
- d. #7595 - Pickleball Court Landscape Construction



**Proposal #7482**

**Date: 1/30/2026**

**Customer:**

Parker Road CDD  
11701 SW 30th Avenue  
Gainesville , FL 32608

**Property:**

Oakmont Community  
11619 SW 24th Ave  
Gainesville, FL 32607

**Lighting Replacement, Amenities Center**

This estimate is for the replacement of landscape lighting fixtures surrounding the Oakmont Community Amenities Center.

Upon approval, the following work will be performed:

1. Remove (2) functional and (2) nonfunctional bullet light fixtures from the beds on either side of the Amenities Center front door.
2. Install (4) new 120V/12V integral transformer lighting fixtures in the locations detailed in item #1.
3. Replace (2) damaged light fixtures (pool deck and NW corner of building) with the functional fixtures removed from bed in item #1.
4. Test and adjust all new/moved fixtures.

**Lighting Repairs**

**Irrigation Repair**

Items	Quantity	Unit	
Lighting	1.00	Flat Price	
		<b>Irrigation Repair :</b>	\$2,925.00
		<b>Subtotal</b>	\$2,925.00
		<b>Estimated Tax</b>	\$0.00
		<b>Total</b>	<b>\$2,925.00</b>

**Terms & Conditions**

**By** \_\_\_\_\_  
**Corey Martin**  
**Date** 1/30/2026  
\_\_\_\_\_

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_  
**Oakmont Community**



**Proposal #7484**

**Date: 2/2/2026**

**Customer:**

Parker Road CDD  
11701 SW 30th Avenue  
Gainesville , FL 32608

**Property:**

Oakmont Community  
11619 SW 24th Ave  
Gainesville, FL 32607

**SW 115th Terrace Grass**

This proposal is to replace and relevel the damage to the turf from the fire department.

















**Sod Install**

**Sod Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Icon - Zoysia Sod	400.00	sq ft	
			<b>Sod Install :</b> \$780.00
			<b>Subtotal</b> \$780.00
			<b>Estimated Tax</b> \$0.00
			<b>Total</b> <b>\$780.00</b>

**Terms & Conditions**

By   
**Matthew Wimberly Jr**

Date 2/2/2026

By \_\_\_\_\_

Date \_\_\_\_\_  
**Oakmont Community**



# Landscape Management Agreement

Oakmont Community

Prepared by  
Matthew Wimberly Jr



**Proposal #7514**

Date: 2/4/2026

**Customer:**  
 Parker Road CDD  
 11701 SW 30th Avenue  
 Gainesville , FL 32608

**Property:**  
 Oakmont Community  
 11619 SW 24th Ave  
 Gainesville, FL 32607

**Extra turf treatment for winter weeds**

**Services Billed Upon Completion**

Description of Services	Frequency	Cost per Occ.	Annual Cost
<b>Turf Treatment</b>			
Turf Treatment		\$16,787.50	\$16,787.50
<b>Total</b>			<b>\$16,787.50</b>

\_\_\_\_\_ Initial

**Turf Treatment**

January or February 0-0-62 Dimension Duplex Spot Treat All Weeds

March or April 30-0-0 50% Slow Release N Spot Treat All Weeds

May or June 24-2-12 With Talstar Spot Treat All Weeds

July or August Gator CSL 7 Bifenthrin Duplex Manor Iron Spot Treat All Weeds

September or October Gator CSL 7 Bifenthrin Duplex Spot Treat All Weeds

November or December Gator CSL 7 Bifenthrin Dimension 2EW Pre-emergent Manor Duplex Spot Treat All Weeds

Terms & Conditions

By   
\_\_\_\_\_

**Matthew Wimberly Jr**

Date 2/4/2026  
\_\_\_\_\_

**Lawn Enforcement Agency Inc**

By \_\_\_\_\_

Date \_\_\_\_\_

**Oakmont Community**



**Customer:**

Parker Road CDD  
11701 SW 30th Avenue  
Gainesville , FL 32608

**Property:**

Oakmont Community  
11619 SW 24th Ave  
Gainesville, FL 32607

**Pickleball Landscape Construction**

**Scope of Work:**

**Commercial / Residential Landscape Construction**

**Project Overview:**

This scope of work outlines the deliverables and services for the landscape construction project at [Project Address/Location]. The contractor is responsible for supplying and installing plant materials, hardscape elements, and a complete irrigation system, in accordance with the approved plans and specifications.

---

**1. Plant Supply and Installation**

- Provide all specified plant materials (trees, shrubs, groundcovers, grass, annuals, and perennials) as detailed in the project drawings and plant schedule.
- Deliver plant materials to the site in healthy condition, meeting required container sizes and standards.
- Install all plant materials in prepared soil, following landscape plans for layout, spacing, and orientation.
- Apply mulch as specified to all planting beds.
- Stake and stabilize trees where required.
- Remove any debris and excess material from the planting areas after installation.

**2. Hardscape Supply and Installation**

- Supply and install all hardscape elements, including but not limited to:
  - Pavers, walkways, patios, and plazas
  - Retaining walls, edging, curbing
  - Site furnishings (benches, trash receptacles, bike racks, etc.), if specified
- Complete all necessary site preparation, subgrade work, and base installation for hardscaping.
- Construct hardscape features per manufacturer specifications and approved landscape plans.

- Ensure proper compaction, alignment, and finish of all hardscape elements.

**3. Irrigation Installation and Services**

- Design, supply, and install a fully functional irrigation system to service all planted areas.
- Provide and install all necessary components: controllers, valves, pipes, sprinkler heads, drip lines, and accessories as shown in the irrigation plan.
- Test the system for coverage, leaks, and operational efficiency.
- Adjust watering schedules and provide training on system operation to the owner’s representative.
- Provide “as-built” irrigation plans and recommended maintenance procedures.

---

**General Requirements:**

- Adhere to industry standards and local codes for all materials and installations.
- Maintain a clean and safe worksite.
- Coordinate with the owner and project manager regarding site access and schedule.
- Provide warranty on plants, hardscape, and irrigation system as specified.

**Landscape**

**Plant Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Tree staking kit	18.00	ea	
Delivery Charge	1.00	Flat Price	
Skid Steer/Day	1.00	ea	
DD Blanchard Magnolia	5.00	B&B	
Cathedral Live Oak -- Quercus virginiana 'Cathedral' - Installed	2.00	45 gal	
Cabbage Palmetto -- Sabal palmetto - Installed	16.00	B&B	
Fakahatchee - Installed	37.00	3 gal	
Bufordii Holly 7 Gallon Installed	34.00	7 gal	
Podocarpus--Podocarpus macrophyllus (commercial only) - Installed	70.00	3 gal	
Top Soil	18.00	cuyd	
		<b>Plant Install:</b>	<b>\$20,983.00</b>

**Irrigation**

**Irrigation Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
Irrigation parts	1.00	ea

**Irrigation Install:** \$2,560.00

**Mulch**

**Mulch Install**

Mulch delivery and installation.

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Mulch Installed	30.00	Cu. Yd.	
			<b>Mulch Install :</b> \$2,250.00

**Sod Install**

**Sod Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Argentine Bahia Sod	3,150.00	sq ft	
Empire Zoysia -- Zoysia Japonica 'Empire'	900.00	sq ft	
Delivery Charge	1.00	Flat Price	
			<b>Sod Install :</b> \$3,120.00

**Concrete Sidewalks**

**Concrete Sidewalk Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
3000psi Concrete Mix	3.00	Cu. Yd.	
			<b>Concrete Sidewalk Install :</b> \$1,355.00

**Bio Barrier**

**Bio Barrier Root Protection**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Biobarrier 24" x 100' Root Control - Typar	0.50	per roll	
			<b>Bio Barrier Root Protection :</b> \$1,500.00

---

<b>Subtotal</b>	\$31,768.00
<b>Estimated Tax</b>	\$0.00
<b>Total</b>	<b>\$31,768.00</b>







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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Update on Dog Park Project



Draft V3 - Feb 2026

## **Proposal for a Dedicated Community Dog Park**

### **Introduction**

This proposal outlines a plan to establish a dog park within Oakmont (located in Gainesville, FL), providing a safe and controlled space for local dog owners to socialize their pets while enhancing community engagement and overall well-being.

### **Why a Dog Park?**

#### **Growing Dog Population**

In 2024, 65.1 million households in the US owned a dog. A large increase occurred in 2020 with the COVID-19 Pandemic, with millennials continuing to own more pets than any other generation, with GenZ quickly catching up.

#### **Lack of Designated Space**

Currently, no dedicated dog park exists, forcing owners to utilize public parks elsewhere. By having a dog park in the community, an additional benefit to our neighborhood is to reduce the vehicle traffic and related pollution in and around our community.

#### **Socialization Benefits for Animals**

A dog park promotes positive canine socialization and reduces behavioral issues among neighborhood pets.

#### **Community Connection for Neighbors**

A dog park can serve as a gathering point for residents to interact and build relationships. Pet ownership can boost self-esteem and self-worth, as well as studies show an increase in longevity for pet owners' life span.

#### **Reinforcement of Oakmont Policies**

Additionally, having an off-leash designated area will provide those with dogs a place to exercise their furry family members safely and reinforce the current community rule that dogs remain on-leash when walking through the neighborhood.

## Proposed Site

### Location

In 2024, the grass area to side of the the Amenity Center was suggested for a location, but after review with the developer and the landscape maintenance teams at Oakmont, drainage issues and uneven terrain were concerns. Looking towards the opposite side of the Amenities Center, consideration was given to the fact that pickleball courts will be going in and volleyball court already existed in that we did not want to overcrowd the green spaces nearby those features.

Residents are looking forward to utilizing the Dog Park and voiced a request that we utilize a green space with natural shade coverage provided by trees. The community area located between SW 119th Terrace / SW 26th Place / SW 120th Drive / SW 27th Lane provides a natural green space that is populated with live oak and water oak trees, flat terrain, room for expansion if use warrants, and easy access by the community pathways.

However, with the close proximity to residential homes, it was decided that a space in the main greenway and amenities area be utilized as it was not only more central to the community on the whole but also would eliminate the potential of excessive activity in a residential area.

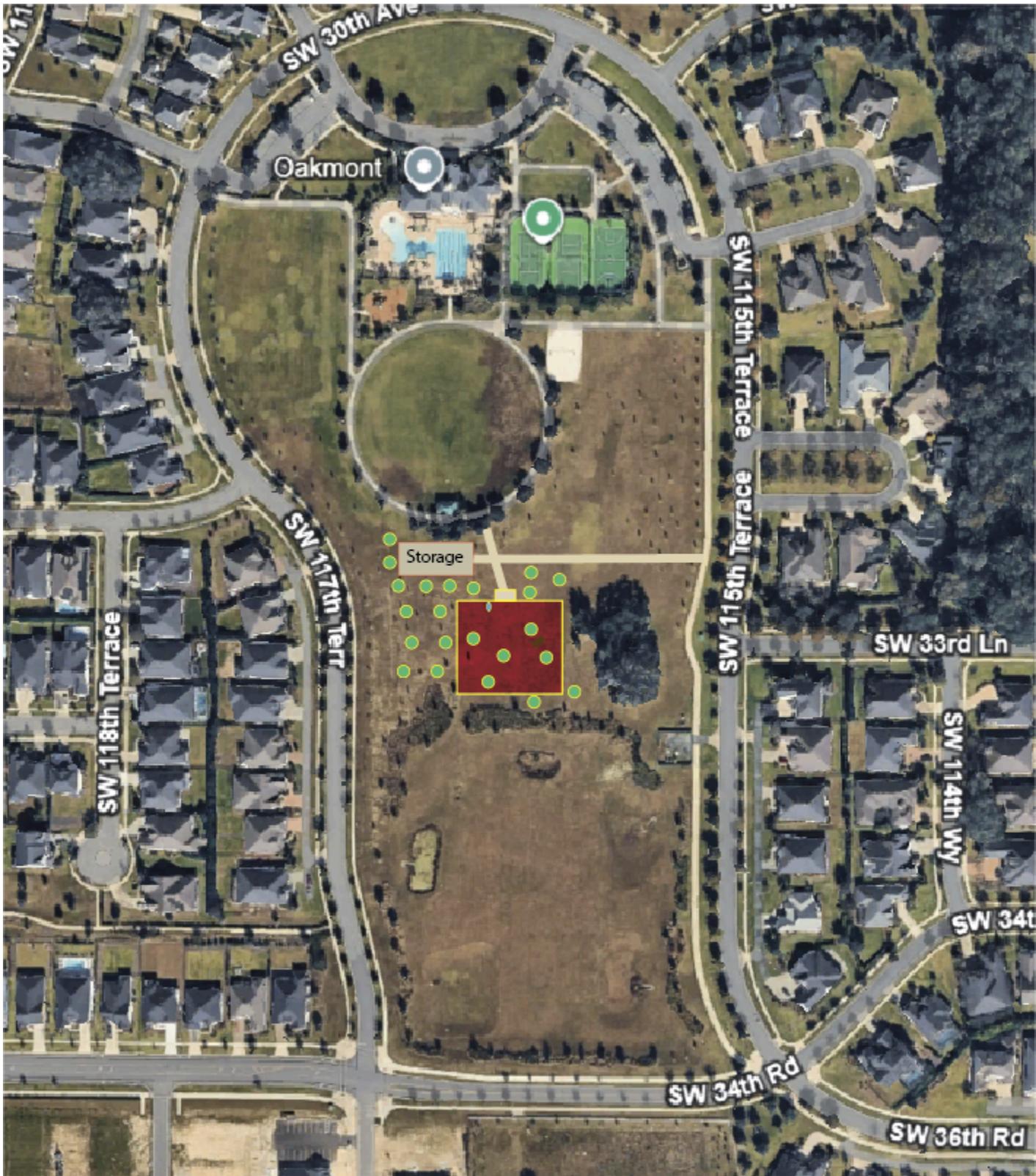
### New Proposed Location and Rationale

In meeting with the Developer, the proposed location near the retention pond and behind the Amphitheater and main greenspace seems to be able to work very well for the Dog Park.

ICI (the Developer) will also be needing to plant multiple trees in this area in order to mitigate the tree removal during home site clearing processes, allowing us to plant the appropriate trees and foliage in and around the dog park in order to provide shade for those using it and add to the natural beauty of Oakmont and our green spaces on the whole.

Sidewalks will be added to make access to the dog park blend in and seem as though it was part of the original community plans.

There is also the opportunity for the dog park to be segmented into large and small dog runs, and/or expanded as needed. The centralized location should encourage the most use and also a true community meeting point - one of the central features of a dog park that makes it so enjoyable for pups and humans alike!



## Park Design and Features

### Fencing

Fencing would be in-line with the current ARB requirements, and utilize a “double-gate” entry to allow for space to unleash dogs entering and leash dogs exiting, as well as prevent off-leash dogs inside the park from sneaking out when another dog is entering with its owner.

The park will also have an access gate wide enough for the grounds maintenance team.

### Footprint and Separate Dog Breed Size Areas

With feedback from residents with dogs in their households, the community would like to see how much use the initial dog park receives. If it is popular, then an expansion can occur within the same green space to allow for a larger area, or the use of two separate areas to allow for large and small dogs to be comingling. The development of another location in the community could also occur to provide a dog park on the opposite end of Oakmont and the residents nearby.

### Amenities

- Signage at entrance with park rules and regulations and hours of operation
- Bench or seating for owners
- Baring water supply already present, a water fountain with dog bowls at variable heights
- Waste disposal stations - accessible both inside and outside the dog park
- Agility equipment and/or tunnel features
- Dog leash station to help with easy identification if “full” and ID tags for all pets to verify they are part of the Oakmont pet community.



## Implementation

### Community Engagement

Public meeting to gather input on park design and features

All pets utilizing the dog park must adhere to [Alachua County Animal License requirements](#)

All dogs 4 months of age and older must be licensed with Alachua County within 30 days of being in the county. To obtain this license, a current rabies vaccination certificate is required and a \$25 fee is paid, as well as \$5 for each tag (new / replacement) to Alachua County

Annual vaccines and health maintenance of pet is required.

Portal / Website to be used for ease of tracking and maintenance. All owners must register their dog, including a photo of the dog and photo(s) of the owner(s) that are in the same home, with the Oakmont Dog Park Registry. Also included in registration will be a digitally-signed acknowledgement and acceptance of a liability release. This portal will also allow for an automated annual reminder to verify the pet is still residing in Oakmont.

All individual pets must have an Oakmont Dog Park ID Tag on their collar when in the park.

All households of registered dogs will get a pet waste bag dispenser as well to continue to encourage waste pickup when on walks in the neighborhood.

## **Funding Sources**

Funding can come from a single source or a combination of sources:

- Oakmont budget allocation FY 2025 - approved
- Potential ongoing funding from city and/or grants from pet-related organizations
- Private donations towards bench, picnic table or agility / features in the park

## **Expected Benefits**

- Improved quality of life for dog owners and their pets.
- Increased physical activity and social interaction within the community.
- Potential to attract new residents.
- Potential positive impact on local businesses, the potential to hold monthly training or activity sessions with local businesses, or integration with UF Small Animal Hospital and other professional organizations' hosted events for Oakmont residents and pets.
- Utilization of outdoor green space areas within Oakmont that are not popular currently.

## **Contracted Vendors**

Parker Road CDD has approved the project in the FY 2025 budget and will include the maintenance into the ongoing 2026 budget and maintenance schedule.

GRU to maintain water supply and electricity; invoices to be sent to Parker Road CDD.

Fencing, signage and all other vendors to be current Oakmont vendors to ensure continuity and ARB compliance.

## **Maintenance and Management**

### **Responsibilities**

Parker Road CDD will include the maintenance into the ongoing 2025 budget and maintenance schedule with salaried employee(s) or contracted vendor(s).

## User Guidelines

Clear rules regarding dog behavior, leash requirements, and owner responsibilities will be posted on the Parker Road CDD / Oakmont website, and annual renewal of pets required. Hours will be posted at the Dog Park and also shared in the monthly emails to all residents.

## Ongoing Expenses and Maintenance

- Mowing and grounds maintenance
- Dog waste bags and trash removal at waste bin location(s)
- Replacement of broken equipment or fence hinges / latches

## Project Timeline

Project Stage	Status	Notes / Files	Timeline
Project Overview	Complete	<a href="#">v1_Oakmont Dog Pa...</a> <a href="#">v2_Oakmont Dog Pa...</a> <a href="#">V3_Oakmont Dog P...</a>	Feb 2025 Nov 2025 Feb 2026
Budgeting & Planning	In progress	<i>See next page of proposal</i>	Ongoing
Site Review with ICI	Complete		Q3/Q4 2025
Community Meetings POA ARB process CDD Approval	In progress	<a href="#">V2_ARB - Communit...</a> <a href="#">V3_ARB DOG PARK...</a>	4.16.2025 - CDD MTG 8.23.2025 - CDD MTG 11.21.2025 - CDD MTG 12.18.25 - ARB MTG Feb 2026 - ARB Review 2.20.2026 - CDD MTG
Site Review and Development	Launched	ICI meeting complete	Q4 2025 / Q1 2026
Fencing & Amenities Installation	Not started		Q1 2026
Portal / Registration Implementation	Not started		Q1 / Q2 2026
Insurance Policy	Not started		Q1/ Q2 2026
Dog Park Opens	Not started		Q2 2026

## Budget

Item	Cost Per	Quantity Needed	Total
Waterline for fountain	TBD - GRU	1	TBD
Leveling / Site Work	<i>Should not be required</i>	-	\$0
Fencing <i>*approximate</i>	Panels @ 4' H x 6' W \$70 Fence Posts \$27 Single Gate \$400 Double Gate \$498 Gravity Latch \$12 Top Pull Latch \$63 Self-Closing Hinge Set \$35	110 100 2 1 1 2 2	\$7,700 \$2,700 \$800 \$498 \$12 \$126 \$70
4' Bench + waste station bundle	\$500	2	\$1,000
Bottle Refill & Dog Water Fountain	Push button function for upper bottle and lower bowl fill	1	\$1,999
Agility / Bridge	Stairs & Ramp Unit	1	\$1,400
Picnic Table	Hex, recycled plastic	1	\$1,249
Signage	\$20 per sign	4	\$80
Silent Silicone Tags	Bulk Order Pricing @ \$1.63	1,000	\$1,630
Pet Bag Dispensers	Bulk Order Pricing @ \$1.66	1,000	\$1,660
<b>Anticipated Project Cost to Implement / Not to Exceed \$25,000</b>			<b>\$20,894</b>

### Conclusion:

We strongly believe that establishing a dedicated community dog park will provide significant benefits to Oakmont residents and their canine companions. We encourage the Parker Road CDD to consider this proposal and work collaboratively to make this project a reality.

Kelsy Hill, Parker Road CDD Board Member - Seat 4

[boardmember4@parkerroadcdd.com](mailto:boardmember4@parkerroadcdd.com)

\*Please cc Alisa Carlino-McGowan ([acmcgowan@bermancorp.com](mailto:acmcgowan@bermancorp.com)) and Vivian Carvalho ([carvalhov@pfm.com](mailto:carvalhov@pfm.com)) on all correspondence, thank you!



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

## Discussion of Budget for Future Projects

- a. Dog Park
- b. Shade for Playground
- c. Irrigation System Updates
- d. Replacement of Pool Waterline Tiles

## **Discussion of a Budget for Future Projects**

- a. Dog Park: \$25,000
- b. Shade for the playground: \$130,000
- c. Irrigation system updates: \$39,000
- d. Replacement of pool waterline tiles: \$20,000



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Compensation Matters  
Regarding Berman Staff



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **Ratification of Proposals**

- a. Cypress Door & Glass Proposal to Repair Clubhouse Pocket Door
- b. Electronics World Proposal for Replacement TV in Fitness Center
- c. Electronics World Proposal for Storage Building Security Camera
- d. EverOn Proposal for Pickleball Court Access Control System
- e. Habitech Systems Proposal for Replacement of Pool Speakers
- f. Kempton & Self Proposal for Clubhouse Plumbing Repairs
- g. Lawn Enforcement Proposal for Hedge Replacement
- h. Lawn Enforcement Proposal for Oak Tree Limb Removal & Trimming
- i. Lawn Enforcement Proposal for Removal of Dead Trees in Common Area
- j. Lloyds Exercise Equipment Proposal for Gym Equipment Repairs
- k. Redline Electric Proposal for Light Pole Bulb Replacement
- l. Southern Escapes Proposal for Replacing Pool Electrical Breaker
- m. Southern Escapes Proposal for Replacing Pool Pump Drive Assembly



## Our **Workmanship.**

Cypress door and glass has established themselves as a door and glass service leader in the region through our superior workmanship. We service and install ALL commercial doors and windows for retail, industrial, hospitals, etc.

## Our **Promise.**

To supply and install quality door and glass hardware that exceeds industry standards.

# Service & Installation Region



## COVERAGE:

Pennsylvania  
Florida  
Delaware  
New Jersey  
Maryland  
Virginia  
Washington DC

## LIFETIME Warranty on All Manual Door Parts

### Our Company Purpose

Our Vision, to build a company that creates opportunities and gives back to the community. Ask anyone who works here, they're all behind the vision. For every piece of glass installed and every door installed we give to two local charities. Our throughout the year contributions go towards Bringing Hope Home, and the PA Hero Walk. Both are instrumental in our community for offering families support with cancer and helping veterans who need assistance.



185 Lancaster Avenue  
Malvern, PA 19355  
P. 800-208-3681

Service@CypressDG.com



Lifetime Warranty on All Manual Door Parts

## Quote # FL11361

Quote Date: 12/11/2025

### Oakmont

Alisa McGowan  
11701 SW 30th Ave  
Gainesville, FL 32608  
352-204-8177

### Job Description:

Hours: 8 AM - 5 PM  
Quote Expiration: 1/11/2026  
Payment Terms: 50% down / 50% completion  
Lead Time: 2-4 weeks

The door on the right is off the track, leaning, and gets stuck.

Date: 12/11/2025

### Technician Findings:

- \*Bottom track is missing.
- \*Rollers have come off the top track and doors will need to be removed and reinstalled.
- \*Rolling mechanism has stripped out of the wood door.
- \*All four pocket doors need to be taken down so the roller brackets can be rebuilt using properly sized screws.

A custom bottom track will need to be fabricated and installed.

### Additional Concerns:

Without a proper bottom track and secure roller brackets, the doors will continue to come off track and may become inoperable or cause damage to the doors and surrounding finishes.

### Follow-Up Work Required:

- \*Cypress to provide quote for two technicians to:
  - \*Remove all four pocket doors.
  - \*Rebuild and refasten roller brackets using correctly sized screws.
  - \*Custom fabricate and install a new bottom track.
- Rehang and adjust all four pocket doors to ensure they slide smoothly and operate properly.





185 Lancaster Avenue  
 Malvern, PA 19355  
 P. 800-208-3681

Service@CypressDG.com



**Lifetime Warranty on All Manual Door Parts**

Upon approval of this quote, Cypress will return with two technicians to pull down all four pocket doors, rebuild and secure the roller hardware, install a custom bottom track, and then rehang and adjust the doors. The technician will verify each door opens and closes smoothly and remains properly seated on the track.

Quantity	Material	Item Price	Total
1	Service Call	\$85.00	\$85.00
16	Door Labor	\$85.00	\$1,360.00
1	Miscellaneous fasteners and metal to fabricate brackets.	\$500.00	\$500.00
		Subtotal	\$1,945.00
		Tax	\$0.00
		Total	\$1,945.00
		Amount Paid	\$0.00
		Balance Due	\$1,945.00

**Quote Acceptance**

Customer Signature

Date

\*\*\*\*Above quote describing work to be performed during normal business hours only\*\*\*\*

**DISCLAIMERS:**

- Cypress will remove and re-install any existing alarms or access systems but makes no guarantees on these parts and customer may need to contact their security access company after work is complete.
- Clear and unobstructed access to the area of work must be provided for the duration of the workday
- Parking for 1 vehicle is required
- Cypress will make every effort to not damage adjacent surfaces during this work, any repairs or finishing work is above this scope of work.
- Owner and Cypress agree to the fullest extent permitted by law, to limit the liability of Cypress to Owner and any indemnified parties for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's, consultants, and/or expert witness fees and costs to the greater of two times Cypress' fee on this quote or \$10,000 whichever is greater.
- Final keying excluded unless otherwise specified in this quote.
- Quote valid for 30 days.



# CYPRESS

DOOR & GLASS LLC

Veteran Owned and Operated

185 Lancaster Avenue  
Malvern, PA 19355  
P. 800-208-3681

Service@CypressDG.com



## Lifetime Warranty on All Manual Door Parts

- Cypress reserves the right to update all quotes to reflect price increases at anytime even prior to the 30 days expiration period.
- **Work Order Cancellation Policy:** Customer agrees to pay all incurred costs should they fail to cancel service call prior to a Cypress technician arriving on site. Cancellation of a work order after materials have been ordered is not allowed and will result in Customer being responsible to pay Cypress the full quoted amount of the work order.

# CYPRESS

DOOR & GLASS LLC

Veteran Owned and Operated





# Clubhouse Fitness Center TV Replacement

A PROPOSAL FOR

## Parker Road CCD

Alisa Carlino-McGowan  
acmcgowan@bermancorp.com  
(954) 328-4179

3501 Quadrangle Boulevard  
Orlando, FL 32817

PREPARED BY THOMAS COLLETT



**Electronics World**  
<https://ElectronicsWorld.net>  
(352) 332-5608

3499 Northwest 97th Boulevard  
Suite 16  
Gainesville, FL 32606

# Project Description

## Scope of Work

EW Technicians will:

- Install a new Sony 55" TV in the Fitness Center utilizing your existing bracket.

# Areas & Items

## Fitness Center

Items	Sell Price	Qty	Total
 <b>Sony K-55S30</b> 55" LED 4K HDR TV <i>This is a special promotional price from Sony and is subject to change at any time without notice. The regular price for this TV is \$699.99.</i>	\$549.99	x1	\$549.99

**Fitness Center Total : \$549.99**

## Labor

Items	Sell Price	Qty	Total
 <b>Labor Custom Installation</b> <i>EW estimates that this project will take (1) hours to complete. You will be charged for actual labor performed.</i>	\$175.00	x1	\$175.00

**Labor Total : \$175.00**

## Financial Summary

Parts (Tax Exempt)	\$549.99
<b>Total Parts</b>	<b>\$549.99</b>
Labor (Tax Exempt)	\$175.00
<b>Total Labor</b>	<b>\$175.00</b>
<b>Subtotal</b>	<b>\$724.99</b>

**Proposal Total \$724.99**



Proposal prepared for:

# PARKER ROAD CDD

Presented by:

**Martella Moore**

**12.4.2025**

Sales Agreement ID: 892109015



December 4, 2025

PARKER ROAD CDD  
3501 QUADRANGLE BLVD, STE 270,  
ORLANDO, FL 32817-8329

On behalf of Everon, thank you for the opportunity to respond to your RFP/solicitation for PARKER ROAD CDD.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations, backed by our national strength, and over 5,000 employees, including 2,300 technicians, across more than 100 locations. Our company draws on an outstanding legacy of service excellence that is strengthened by our people's decades of industry expertise to emerge as an innovator and service excellence champion, protecting commercial property, people, and assets. We measure success on achieving customer goals and developing strong, long-lasting partnerships through every project and customer interaction. As a national company with local offices, our broad footprint is designed to provide you with a quality service experience to meet your specific needs and exceed your expectations.

We look forward to next-step discussions in order to provide PARKER ROAD CDD with best-in-class solutions and service as your One Ideal Partner, and to help you achieve your security, fire and life safety objectives now and into the future. Thank you for your consideration.

Respectfully,

Martella Moore  
Exec Comml Sec Consultant  
Everon



# 1. Executive summary

## 1.1. Powered by Experience. Driven by Excellence.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations backed by our national strength and local knowledge of over 5,000 employees – including 2,300 technicians – across 100 offices, and two dedicated monitoring and operations centers. Our corporate offices are based in Boca Raton, Florida with our Innovation & Operations HQ in Dallas, Texas.

Everon draws on an outstanding legacy of service excellence that is strengthened by over a decade of industry expertise – with many leaders having spent the majority of their careers in the industry. Our organization was built over the last decade by some of the most trusted names in commercial security that include ADT Commercial, Protection 1, and Red Hawk Fire & Security. In that time, we focused on providing comprehensive, scalable solutions to address unique needs of mid-market, national and large-scale organizations, and established a new industry standard for customer-driven service excellence and delivery. With GTCR’s acquisition of ADT Commercial in 2023, we’ve now emerged as an innovator and service excellence champion protecting commercial people, property, and assets across industries. Through our predecessor companies, we built a reputation as one of the nation’s best commercial security providers, with decades of experience and a proven record of excellence in customer service.

Today, we are Everon. We are ever focused on being game-changers and innovators, breaking new ground to propel the industry forward with a customer-focused approach to optimizing your security and life safety ecosystem. We are ever committed to being the dedicated partner and security advisor you can trust.

Everon is committed to protecting your organization at every level. Engaging with us gives you access to an industry-leading range of security, fire, and life safety offerings, backed by our state-of-the-art, national-scale 24/7/365 monitoring infrastructure. And it means you will benefit from our commitment to innovation: Ongoing investment in new technologies and new capabilities, including cutting-edge technology in unique applications, AI-powered solutions, enterprise-level systems for complex environments, and much more.

Our commitment to our customers is based on a foundational principle: We commit to the protection of your facilities and assets as though they are our own. And we respond to your dedication to your people’s safety with our own tenacity. We consistently deliver a great customer experience—making us a trusted

**300,000+**  
Customer Locations

**100+**  
Locations with Local  
Leadership

**2,300+**  
Technicians

**2**  
Company-Owned UL Listed  
Monitoring and Operations  
Centers



partner across industries and solutions. Our experienced security, fire, and life safety experts, paired with our innovative approach to providing best-in-class service, allow us to deliver exceptional customer service across your enterprise, whether you have one location or 1,000.

Our specialized commercial team members have deep technical knowledge, complex design skillsets, and multiple enterprise-level technology, security, and fire certifications. Our Integrated Solutions team provides design development oversight, technical support and engineering, and cross-discipline project management for your complex commercial environments. Our National Fire & Life Safety Team provides fire alarm, sprinkler, and suppression system expertise from NICET and NFPA certified specialists; voice evacuation and mass notification solutions; and in-house system design-build services. The experts at our Network Operations Center design, deploy, and manage security networks, as well as provide hosted infrastructure (IaaS), cloud device health and environmental monitoring, and managed administrative services. And our industry experts have decades of specialized experience and in-depth understanding of the unique solutions and technologies needed to address your specific business challenges.

We know standard, off-the-shelf solutions don't work for leading-edge, complex organizations. We can help you build a flexible and customizable security, fire, and life safety program to meet your unique business challenges, and to help protect your people, property, and assets—while minimizing risk to your organization. We aim to build customer-driven partnerships by helping identify the products and services that work best for your business needs and meet your security, fire, and life safety objectives in the most effective manner. Building solutions to meet your enterprise-level objectives is our specialty--we'll help you find the best combination of products and services from our comprehensive suite of security, fire, and life safety technologies to cover your locations inside and out.

## 1.2 Our Guiding Principles

- **Customers Are Our True North:** We know that our reputation is based on how we serve our customers.
- **Our People Are the Difference:** We strive to be the best technically trained team in the business.
- **Dedicated to Commercial:** We are purposefully built to serve the integrated security, fire, and life safety needs of our customers.
- **One Ideal Partner:** We are a full-service national company with nimble local delivery teams.

# Equipment and Investment Statement for: Copy of Oakmont at Gainesville, 11701 SW 30th Ave B, Gainesville, FL Expand Access

**Site Information:** PARKER ROAD CMTY DEV DIST, 11701 SW 30TH AVE B, CONFERENCE CENTER, GAINESVILLE, FL 32608-0067

## Theory of Operation:

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.

## 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 McGowan 352-204-8177

Sales Contact: Martella Moore 904-609-0117

## 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.*

**Function List:**

**Function:**

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

**Inspection Components:**

Category	Component	Qty	Frequency
Inspection Access Control	Inspection Access Control Readers	1	Annual

**Recurring Services:**

Description	Amount
Inspections	\$41.19
Service Plan	\$46.19
<b>Sub Total Monthly Charge:</b>	<b>\$87.38</b>

**Summary of Charges for: Copy of Oakmont at Gainesville, 11701 SW 30th Ave B, Gainesville, FL Expand Access**

**Installation Price** **\$7,995.00**

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**Total Installation Price\*** **\$7,995.00**

**Total Monthly Recurring Services Charges\*** **\$87.38**

\*Plus applicable tax

**Schedule of Values** **30/70** **30% of Contract Value Upon Contract Acceptance**  
**70% of Contract Value at Final Acceptance**

# Investment Summary

## Summary of Charges for: Copy of Oakmont at Gainesville, 11701 SW 30th Ave B, Gainesville, FL Expand Access

<b>Installation Price</b>	<b>\$7,995.00</b>
<b>Total Installation Price*</b>	<b>\$7,995.00</b>
<b>Total Monthly Recurring Services Charges*</b>	<b>\$87.38</b>

\*Plus applicable tax

*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.*

If Everon and Customer are parties to a mutually signed, written agreement, then the terms of that agreement control. If Everon and Customer are not parties to a signed contract, then the scope of work and prices set forth above are based upon and subject to the Everon Terms and Conditions ("Terms") available at <https://www.everonsolutions.com/terms-and-conditions-sale>. Any modifications to the Terms may result in pricing changes. Any other terms and conditions are rejected by Everon unless in a document signed by an authorized representative of Everon.

Habitech Systems, Inc  
 880 Airport Road  
 Unit 110  
 Ormond Beach, FL 32174



# Invoice

Date	Invoice #
10/9/2025	20267550

<b>Bill To</b>
Parker Road CDD c/o PFM Consulting, 12051 Corporate Blvd Orlando, FL 32817 Att. Parker Road CDD

<b>Ship To</b>
Oakmont Amenity Center 11701 SW 30th Ave Gainesville, FL

P.O. No.	Rep	Terms	Project
11701 SW 30th Ave		JL	

Item	Description	Qty	Rate	Amount
Miscellaneous	Klipsh DS-160-C Speakers	2	299.99	599.98
Miscellaneous	Episode Commercial Speaker Transformer	2	79.99	159.98
Install	Installation	1	270.00	270.00

The job is complete - Please remit payment in full to the above address.  <b>To pay your invoice online please visit our website at <a href="http://www.habitechsystems.com">www.habitechsystems.com</a> and click "Make A Payment" to pay with a credit card of your choice. Please be certain to reference your invoice number. Otherwise please remit payment to the above address.</b>	<b>Total</b>	\$1,029.96
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,029.96



## PROPOSAL

Job Name: Oakmont / Parker Road CDD c/o Alisa McGowan  
Address: 11701 SW 30<sup>th</sup> Avenue  
City, St, Zip: Gainesville, FL 32608

Phone: 352-204-8177  
Email: Acmcgowan@bermancorp.com

Date: 01/20/2026 – **REVISED 02/03/2026 SY**

Thank you for contacting Kempton & Self Plumbing Service for your plumbing needs, and for the opportunity to provide you with an estimate for the below listed project.

**JOB SCOPE:** Miscellaneous Plumbing

We will utilize necessary materials, manpower and equipment to complete the following plumbing work.

We will complete the following miscellaneous plumbing work as requested from the Maintenance Manager.

**Gym Men's Bathroom (\$1,520.00):**

We will use Muriatic Acid to boil out both men's urinals.

Customer is aware of the toxicity and will have the bathrooms shut down.

We **will not** be responsible for any damage that may occur due to the Muriatic Acid.

We will replace both bathroom urinal flush valves with a front facing sensor urinal flush valve.

We will rebuild both lavatory faucet T&S stems and new paddle handles.

**Clubhouse Men's Bathroom (\$1,250.00):**

We will use Muriatic Acid to boil out the men's urinals.

Customer is aware of the toxicity and will have the bathrooms shut down.

We **will not** be responsible for any damage that may occur due to the Muriatic Acid.

We will replace the bathroom urinal flush valve with a front facing sensor urinal flush valve.

We will replace the clubhouse men's handicap flush valve with a front facing sensor flush valve.

**ANY ISSUES WITH CUSTOMER SUPPLIED FIXTURES OR PARTS ARE OUT OF KEMPTON & SELF PLUMBING'S CONTROL AND WILL RESULT IN ADDITIONAL TRIP/LABOR CHARGES.**

**Additional charges may be applied if the job cannot be completed within the quoted time frame due to incorrect/missing customer supplied fixtures; Or if the jobsite is not ready for plumbing work when the job is scheduled.**

If for any reason the water needs to be shut off to complete the job, we will not be responsible for any problems i/e: build-up/debris that may or may not wash through the system or any pre-existing issues with the plumbing that can be caused by the water being shut down and turned back on.

We are not responsible for any previous damage to the original pipe or future issues for any piping that we do not replace.

If applicable, customer is responsible for all private unmarked utilities, damaged irrigation lines, landscape, grass and mulch repairs.

The installation or patching back of any paint, floor coverings, tile and/or drywall is not included in the estimate and is the customer's responsibility.

Work is to be completed Monday through Friday between 8:00am through 4:00pm.

Any work outside the job scope listed above will require a signed change order to proceed.

**References available upon request:**

**Innovative Creations & Remodeling 352-233-0791 - icr.defeo@gmail.com – Contact for bathroom/kitchen remodels, flooring, drywall, custom carpentry, tile, interior and exterior painting.**

**Preston Link Electric 352-373-3516 – Contact for electrical work.**

**Shower door installation - Chris Murphy for shower door installation 352-281-2971**

**STANDARD CLASSIFICATIONS & WARRANTIES:**

The price in this estimate is valid for 30 days. All material and workmanship are warranted to be free of defects as specified and shall be completed according to standard practices and code. All work is guaranteed for one-year (365) days. Manufacturer Warranty on hot water heater tanks is six years (2,190) days. All Sewer, Water Main and Re-Pipe workmanship is guaranteed for ten years (3,650) days.

**TOTAL COST:**

We hereby propose to furnish material and labor complete in accordance with these specifications for the sum of:

**Gym Men's Bathroom-----\$1,520.00**

**Clubhouse Men's Bathroom-----\$1,250.00**

**PAYMENT DUE AS FOLLOWS: 50% DUE WHEN WORK BEGINS AND 50% DUE WHEN WORK IS COMPLETED.**

**ACCEPTED FORMS OF PAYMENT: Visa, Master Card, Discover, Check or Cash**

**WE MUST HAVE A SIGNED ESTIMATE IN OUR OFFICE BEFORE ANY WORK BEGINS.**

This estimate may be withdrawn by us if not accepted within 30 days.

**EXECUTION:**

ACCEPTANCE OF ESTIMATE – The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

I, the undersigned, understand and agree to the estimate as stated above and give my consent to proceed with the work:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

*Charles*

Charles/SY  
Service Manager



**Proposal #6263**

**Date: 12/2/2025**

**Customer:**

Parker Road CDD  
11701 SW 30th Avenue  
Gainesville , FL 32608

**Property:**

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 1**

**Plant Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Walters Viburnum -- Viburnum obovatum - Installed	66.00	7 gal	
		<b>Plant Install:</b>	\$3,861.00
		<b>Subtotal</b>	\$3,861.00
		<b>Estimated Tax</b>	\$0.00
		<b>Total</b>	<b>\$3,861.00</b>

Proposal # 6263

Oakmont Community

December 02, 2025

**Terms & Conditions**

By   
\_\_\_\_\_  
**Matthew Wimberly Jr**

Date 12/2/2025  
\_\_\_\_\_

By   
\_\_\_\_\_

Date 12/04/2025  
\_\_\_\_\_

**Oakmont Community**





**Proposal #6755**

**Date: 1/7/2026**

**Customer:**

Parker Road CDD  
11701 SW 30th Avenue  
Gainesville , FL 32608

**Property:**

Oakmont Community  
11619 SW 24th Ave  
Gainesville, FL 32607

**Tree Inspection Request – Common Area -SW 120th Terrace**

This proposal will consist of

- Take-down of 4 trees that have hollow holes in the trunks. Haul away debris. Leave stump a few inches off the ground this may require a bucket truck due to the mass amount of vines
- Grind down remains of a tree stump









**Terms & Conditions**

By   
\_\_\_\_\_  
**Matthew Wimberly Jr**

Date 1/7/2026  
\_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_  
**Oakmont Community**



"Catch the Fitness Wave!"

# Repair Estimate

Date	Estimate #
2/13/2026	28177-1

Customer
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LLOYD's Exercise Equipment, L.L.C.  
 PO Box 290723  
 Port Orange, FL 32129  
 386-322-3213 (office) / 815-331-5329 (fax)  
 info@lloydsfitness.com

Parker Rd CDD/Oakmont Amenity  
 11701 SW. 30th Avenue  
 Gainesville, FL 32608  
 352-204-8177 (Alisa)  
 954-328-4179

Unit/Model/Type	Item	Problem Description	Estimate
Battle Rope	Diagnosis	Ends of rope coming apart. Estimate to order and deliver a new 30' battle rope at your next service visit.	
	Part(s) For Repair	30' Battle Rope	175.00
	Labor	Deliver a new battle rope.	
LifeFitness Leg Extension SS-LE SS-LE0616B057	Diagnosis	Leading edge pad damaged. Estimate to order and replace the leading edge pad.	
	Part(s) For Repair	Leading Edge Pad	105.00
	Labor	Replace the leading edge pad; test check operation.	
LifeFitness Adjustable Bench SMAB 101620506035	Diagnosis	Seat bottom pad damaged. Estimate to order and replace the seat bottom pad.	
	Part(s) For Repair	Seat Bottom Pad	125.00
	Labor	Replace the seat bottom pad; test check operation.	
	Shipping & Handling	2 Sources; 1 Heavy Box	65.00
	Labor/Time On Site		45.00

Approval Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

<b>Subtotal</b>	<b>\$515.00</b>
<b>Sales Tax (0.0%)</b>	<b>\$0.00</b>
<b>Estimate</b>	<b>\$515.00</b>



282 Northwest 170th Street | Newberry, Florida 32669  
352-226-5134 | kyle@redlineelectricfl.com | EC13008087

**RECIPIENT:**

**Parker Road CDD**

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

<b>Quote #4197</b>	
Sent on	Jan 13, 2026
<b>Total</b>	<b>\$2,075.00</b>

Product/Service	Description	Qty.	Unit Price	Total
LED Replacement/Upgrade	Replace (5) LED Street Lamps (20' Posts). Repair any bad wiring or photocells.	1	\$2,075.00	\$2,075.00

<b>Total</b>	<b>\$2,075.00</b>
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- 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: \_\_\_\_\_

# Estimate

Parker Road CDD  
3501 Quadrangle Blvd Ste 270  
Orlando, FL 32817

SOUTHERN ESCAPES  
P.O. Box 140211  
Gainesville, FL 32614

## Job Description

Replacement of 25hp VFD assembly with a new 25hp VFD drive assembly.  
Running of new whip to remove corrosion that has built up on wires.  
Corrosion mitigation to the best of our ability.

Lookup Code	Description	Serial Number	Qty
M1121	Drive and wiring replacement		1.00
<b>Estimate created 12/29/2025 - Valid until 1/13/2026</b>			<b>Total: \$4,623.66</b>



## Estimate

Parker Road CDD  
3501 Quadrangle Blvd Ste 270  
Orlando, FL 32817

SOUTHERN ESCAPES  
P.O. Box 140211  
Gainesville, FL 32614

### Job Description

Replacement of 100amp 3p breaker.  
Replacement of distribution block.  
This include new wire from breaker to VFD that was just replaced.

Lookup Code	Description	Serial Number	Qty
M1121	Installation - Equipment		1.00
<b>Estimate created 1/22/2026 - Valid until 2/6/2026</b>			<b>Total: \$1,215.00</b>

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## Standard Terms & Conditions

# Pool Service Installation & Repair

## Terms and Conditions

These Terms and Conditions ("Agreement") govern all pool installation, repair, maintenance, and related services ("Services") provided by Southern Escapes LLC

By approving an estimate, scheduling service, or allowing work to begin, the Client agrees to these Terms and Conditions.

### 1. Scope of Work

Contractor will provide Services as described in the written estimate, invoice, or service agreement. Any additional work not specifically listed is not included and may require a

revised estimate and additional charges.

## 2. Estimates & Pricing

- Estimates are based on visible and accessible conditions at the time of inspection.
- Hidden issues (including but not limited to underground plumbing, electrical faults, structural defects, or code violations) may result in additional costs.
- Prices are subject to change if material costs increase or if the scope of work changes.

## 3. Payment Terms

- Payment is due [upon completion / upon receipt / according to payment schedule] unless otherwise stated in writing.
- Deposits may be required for installations or special-order materials.
- Late payments may be subject to interest, service fees, or suspension of services.
- Client is responsible for all collection costs, including legal fees, if payment is not made.

## 4. Scheduling & Access

- Client must provide safe, clear, and unobstructed access to the pool, equipment, water, and electrical sources.
- Contractor is not responsible for delays caused by weather, material availability, permit delays, or conditions beyond reasonable control.
- Missed appointments or cancellations with less than [24/48] hours' notice may result in a service fee.

## 5. Client Responsibilities

The Client agrees to:

- Disclose known issues with the pool, equipment, plumbing, or electrical systems.
- Ensure pets are secured and work areas are safe.
- Maintain proper water levels and chemistry unless chemistry service is included.
- Obtain any required HOA approvals unless otherwise agreed.

## 6. Permits & Code Compliance

Unless stated otherwise, Contractor will perform work in accordance with applicable codes. Permit fees and inspections are [included / excluded] unless specifically noted in writing.

## 7. Warranties

- Labor is warranted for [X days/months] from the date of service.
- Manufacturer warranties apply to parts and equipment and are subject to the manufacturer's terms.

- Warranty does not cover damage caused by misuse, neglect, improper water chemistry, acts of nature, freezing, power surges, or work performed by others.

## 8. Exclusions & Limitations

Contractor is not responsible for:

- Pre-existing conditions or failures unrelated to the performed work
- Cosmetic damage not directly caused by Contractor
- Landscaping, decking, tile, plaster, or surfaces disturbed as a necessary part of the repair unless specifically included
- Water loss, chemical imbalance, or algae growth after service completion

## 9. Changes & Additional Work

Any change to the scope of work must be approved by the Client and may result in additional charges. Verbal approvals may be considered binding.

## 10. Safety & Damage

Contractor will take reasonable precautions to protect property but is not responsible for damage caused by hidden conditions, underground utilities, or structural weaknesses.

## 11. Cancellation

Client may cancel services prior to commencement. Deposits for special-order materials are non-refundable. Work already performed will be billed accordingly.

## 12. Limitation of Liability

To the fullest extent permitted by law, Contractor's liability is limited to the amount paid for the specific service performed. Contractor shall not be liable for indirect, incidental, or consequential damages.

## 13. Governing Law

This Agreement shall be governed by the laws of the state/province of Florida.

## 14. Entire Agreement

These Terms and Conditions, together with the estimate or invoice, constitute the entire agreement between the parties and supersede all prior discussions or agreements.

Client Acknowledgment

By approving service, the Client acknowledges understanding and acceptance of these Terms and Conditions.





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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorization  
Nos. 325 – 336

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 325

11/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92646	Berman Construction, LLC (PARKE2)	11/01/2025	Parker Road CDD	18,550.00
13301-110325	COX BUSINESS (PARKE2)	11/03/2025	Parker Road CDD	195.36
CARRIAGE-110625	Destiny Horse & Carriage LLC (PARKE2)	11/06/2025	Parker Road CDD	750.00
81591018-103025	Everon (PARKE2)	10/30/2025	Parker Road CDD	169.90
3644720	Kutak Rock LLP (PARKE2)	10/31/2025	Parker Road CDD	1,507.50
11858	Lawn Enforcement Agency, Inc. (PARKE2)	11/05/2025	Parker Road CDD	3,568.50
OE-EXP-11-2025-48	PFM Group Consulting LLC (PARKE2)	11/04/2025	Parker Road CDD	29.18
INV057	Quality Seal Services LLC (PARKE2)	11/04/2025	Parker Road CDD	8,155.00
5219	Southern Escapes, LLC (PARKE2)	11/03/2025	Parker Road CDD	1,750.00
110	Tennis Unlimited Maintenance and Supplies (PARKE2)	10/29/2025	Parker Road CDD	5,250.00
294	Tonya DeRose (PARKE2)	11/04/2025	Parker Road CDD	900.00
7943014	U.S. Bank (PARKE2)	10/24/2025	Parker Road CDD	4,040.63
7908	VGlobalTech (PARKE2)	11/01/2025	Parker Road CDD	140.00
<b>Total:</b>				<b>45,006.07</b>

*Kwame Jackson*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 326

11/14/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
64224735	Arrow Exterminators, Inc (PARKE2)	10/31/2025	Parker Road CDD	127.00
09201-111125	COX BUSINESS (PARKE2)	11/11/2025	Parker Road CDD	505.15
CKREQ-111125	Esengul Momol (PARKE2)	11/11/2025	Parker Road CDD	46.96
FACEPAINT-111025	Faces by Joelle Geiger (PARKE2)	11/10/2025	Parker Road CDD	210.00
CKREQ-111225	Ferda Yilmaz (PARKE2)	11/12/2025	Parker Road CDD	12.26
108513	Gainesville Pest Control, Inc. (PARKE2)	11/10/2025	Parker Road CDD	125.00
14806-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	98.36
22987-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	19.61
41606-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	3,415.21
49934-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	10.65
50035-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	93.81
50136-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	44.67
50237-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	40.89
50439-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	32.07
50540-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	23.25
50641-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	24.51
50742-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	24.51
50944-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	21.99
51045-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	98.85
51146-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	90.03
51550-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	88.77
51651-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	10.65
51954-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	32.07
52156-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	10.65
52257-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	61.05
52358-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	10.65
56705-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	10.65
85916-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	16.46
86017-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	25.91
91134-111325	Gainesville Regional Utilities (PARKE2)	11/13/2025	Parker Road CDD	83.73
DM-11-2025-56	PFM Group Consulting LLC (PARKE2)	11/06/2025	Parker Road CDD	2,625.00
<b>Total:</b>				<b>8,040.37</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 327

11/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92888-FY25	Berman Construction, LLC (PARKE2)	10/31/2025	Parker Road CDD	131.25
92888-FY26	Berman Construction, LLC (PARKE2)	10/31/2025	Parker Road CDD	346.88
03963CR-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	0.00
11212-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	423.93
25111-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	1,148.43
49833-112125	Gainesville Regional Utilities (PARKE2)	11/21/2025	Parker Road CDD	470.55
51348-112125	Gainesville Regional Utilities (PARKE2)	11/21/2025	Parker Road CDD	190.83
57890-112125	Gainesville Regional Utilities (PARKE2)	11/21/2025	Parker Road CDD	785.55
74044-111825	Gainesville Regional Utilities (PARKE2)	11/18/2025	Parker Road CDD	32.21
74448-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	1,084.31
74549-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	282.64
74751-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	247.99
91235-111725	Gainesville Regional Utilities (PARKE2)	11/17/2025	Parker Road CDD	116.49
A60001903973	GFL Environmental (PARKE2)	11/15/2025	Parker Road CDD	697.10
04427112000-110125	John Power Tax Collector (PARKE2)	11/01/2025	Parker Road CDD	138.29
11958	Lawn Enforcement Agency, Inc. (PARKE2)	11/21/2025	Parker Road CDD	6,039.97
111	Tennis Unlimited Maintenance and Supplies (PARKE2)	11/13/2025	Parker Road CDD	3,600.00
2025322	Workman Forestry LLC (PARKE2)	11/19/2025	Parker Road CDD	3,600.00
<b>Total:</b>				<b>19,336.42</b>

*Venessa Ripoll*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 328

11/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	65.00
04888-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	84.00
04890-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	78.00
04891-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	74.00
05050-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	47.00
10543-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	111.00
11145-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	47.00
16208-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	47.00
16234-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	47.00
18493-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	62.00
18495-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	54.00
26296-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	47.00
30796-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	59.00
65734-112425	CLAY ELECTRIC COOPERATIVE (PARKE2)	11/24/2025	Parker Road CDD	2,648.00
22349-112425	Gainesville Regional Utilities (PARKE2)	11/24/2025	Parker Road CDD	5,002.77
51853-112425	Gainesville Regional Utilities (PARKE2)	11/24/2025	Parker Road CDD	156.81
139327	PFM Group Consulting LLC (PARKE2)	11/24/2025	Parker Road CDD	12,500.00
983019255	W.W. Gay Mechanical Contractor (PARKE2)	11/25/2025	Parker Road CDD	1,824.80
<b>Total:</b>				<b>22,954.38</b>

*Kwame Jackson*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 329

12/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
93235	Berman Construction, LLC (PARKE2)	12/01/2025	Parker Road CDD	18,550.00
93318	Berman Construction, LLC (PARKE2)	11/30/2025	Parker Road CDD	831.04
93319	Berman Construction, LLC (PARKE2)	12/02/2025	Parker Road CDD	831.04
13301-120325	COX BUSINESS (PARKE2)	12/03/2025	Parker Road CDD	195.36
763310	Envera (PARKE2)	12/01/2025	Parker Road CDD	939.89
81591018-120125	Everon (PARKE2)	12/01/2025	Parker Road CDD	185.19
7455539	GANNETT FLORIDA LOCALIQ (PARKE2)	11/30/2025	Parker Road CDD	149.60
REIMB-0001	Kelsy Hill (PARKE2)	12/01/2025	Parker Road CDD	25.00
12343	Lawn Enforcement Agency, Inc. (PARKE2)	12/01/2025	Parker Road CDD	49,078.00
12663	Lawn Enforcement Agency, Inc. (PARKE2)	12/04/2025	Parker Road CDD	3,875.00
H604-44	Lloyd's Exercise Equipment LLC (PARKE2)	11/06/2025	Parker Road CDD	520.00
H604-45	Lloyd's Exercise Equipment LLC (PARKE2)	11/06/2025	Parker Road CDD	62.49
H604-46	Lloyd's Exercise Equipment LLC (PARKE2)	12/02/2025	Parker Road CDD	160.00
465944	NV5 Inc (PARKE2)	08/14/2025	Parker Road CDD	3,750.00
DM-12-2025-58	PFM Group Consulting LLC (PARKE2)	12/01/2025	Parker Road CDD	2,625.00
OE-EXP-12-2025-16	PFM Group Consulting LLC (PARKE2)	12/05/2025	Parker Road CDD	26.95
6236	Redline Electric (PARKE2)	12/02/2025	Parker Road CDD	210.00
PSI224966	Solitude Lake Management (PARKE2)	12/01/2025	Parker Road CDD	1,005.00
983019302	W.W. Gay Mechanical Contractor (PARKE2)	12/05/2025	Parker Road CDD	640.00
<b>Total:</b>				<b>83,659.56</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 330

12/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
64724790	Arrow Exterminators, Inc (PARKE2)	11/26/2025	Parker Road CDD	127.00
93386	Berman Construction, LLC (PARKE2)	12/09/2025	Parker Road CDD	1,500.00
09201-121125	COX BUSINESS (PARKE2)	12/11/2025	Parker Road CDD	505.15
3669316	Kutak Rock LLP (PARKE2)	12/04/2025	Parker Road CDD	450.50
12758	Lawn Enforcement Agency, Inc. (PARKE2)	12/12/2025	Parker Road CDD	365.00
494	Twinkle Nights Holiday Lights (PARKE2)	12/03/2025	Parker Road CDD	5,646.44
7820	VGlobalTech (PARKE2)	10/01/2025	Parker Road CDD	140.00
8000	VGlobalTech (PARKE2)	12/01/2025	Parker Road CDD	140.00
			<b>Total:</b>	<b>8,874.09</b>

*Vivian Carvalho*

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 331  
12/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
93515	Berman Construction, LLC (PARKE2)	11/30/2025	Parker Road CDD	224.25
CKREQ-121725	Beverly Gross (PARKE2)	12/17/2025	Parker Road CDD	11.96
CKREQ-121725	Esengul Momol (PARKE2)	12/17/2025	Parker Road CDD	16.61
1068	EverLine Coatings & Services (PARKE2)	12/17/2025	Parker Road CDD	1,700.00
CKREQ-121725	Ferda Yilmaz (PARKE2)	12/17/2025	Parker Road CDD	15.85
03963-121625CR	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	0.00
11212-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	153.03
14806-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	73.16
22349-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	188.31
22987-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	18.04
25111-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	1,162.29
41606-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	6,286.65
49833-121925CR	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	0.00
49934-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	10.65
50035-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	135.39
50136-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	56.01
50237-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	56.01
50439-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	54.75
50540-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	27.03
50641-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	30.81
50742-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	28.29
50944-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	29.55
51045-121825	Gainesville Regional Utilities (PARKE2)	12/18/2025	Parker Road CDD	103.89
51146-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	84.99
51348-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	155.55
51550-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	90.03
51651-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	10.65
51853-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	212.25
51954-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	38.37
52156-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	10.65
52257-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	69.87
52358-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	10.65
56705-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	10.65
57890-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	558.75
74044-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	33.79
74448-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	385.01
74549-121825	Gainesville Regional Utilities (PARKE2)	12/18/2025	Parker Road CDD	322.01
74751-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	282.64
85916-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	18.04
86017-121625	Gainesville Regional Utilities (PARKE2)	12/16/2025	Parker Road CDD	30.64
91134-121825	Gainesville Regional Utilities (PARKE2)	12/18/2025	Parker Road CDD	116.49
91235-121925	Gainesville Regional Utilities (PARKE2)	12/19/2025	Parker Road CDD	178.23
A60001909648CR	GFL Environmental (PARKE2)	12/15/2025	Parker Road CDD	0.00
ARBFE-121925	Oakmont POA LLC (PARKE2)	12/19/2025	Parker Road CDD	25.00
444066	OnSight Industries, LLC (PARKE2)	12/12/2025	Parker Road CDD	957.55
444175	OnSight Industries, LLC (PARKE2)	12/16/2025	Parker Road CDD	783.15
139785	PFM Group Consulting LLC (PARKE2)	12/15/2025	Parker Road CDD	6,250.00
983019134	W.W. Gay Mechanical Contractor (PARKE2)	11/07/2025	Parker Road CDD	841.83
983019436	W.W. Gay Mechanical Contractor (PARKE2)	12/12/2025	Parker Road CDD	350.00
983019446	W.W. Gay Mechanical Contractor (PARKE2)	12/12/2025	Parker Road CDD	6,878.29

**Total: 29,087.61**

*Venessa Ripoll*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 332

1/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
65092866	Arrow Exterminators, Inc (PARKE2)	12/22/2025	Parker Road CDD	127.00
03896-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	72.00
04888-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	85.00
04890-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	78.00
04891-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	81.00
05050-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	47.00
10543-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	113.00
11145-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	47.00
16208-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	47.00
16234-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	47.00
18493-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	62.00
18495-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	53.00
26296-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	47.00
30796-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	60.00
65734-122225	CLAY ELECTRIC COOPERATIVE (PARKE2)	12/22/2025	Parker Road CDD	2,706.00
764443	Envera (PARKE2)	01/02/2026	Parker Road CDD	939.89
160181399	Everon (PARKE2)	12/12/2025	Parker Road CDD	2,398.50
81591018-123025	Everon (PARKE2)	12/30/2025	Parker Road CDD	185.19
A60001910702	GFL Environmental (PARKE2)	12/15/2025	Parker Road CDD	435.82
20267550	Habitech Systems, Inc. (PARKE2)	12/29/2025	Parker Road CDD	1,029.96
2007	Holt Metals and Fabrication (PARKE2)	12/22/2025	Parker Road CDD	3,768.10
12816	Lawn Enforcement Agency, Inc. (PARKE2)	12/29/2025	Parker Road CDD	1,305.00
13202	Lawn Enforcement Agency, Inc. (PARKE2)	01/01/2026	Parker Road CDD	49,078.00
604S10-2025	Lloyd's Exercise Equipment LLC (PARKE2)	11/06/2025	Parker Road CDD	275.00
PSI231745	Solitude Lake Management (PARKE2)	01/02/2026	Parker Road CDD	1,005.00
<b>Total:</b>				<b>64,092.46</b>

*Kwame Jackson*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 333  
1/9/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13301-010326	COX BUSINESS (PARKE2)	01/03/2026	Parker Road CDD	195.36
20261024	Farm to You Revue (PARKE2)	12/12/2025	Parker Road CDD	625.00
OE-EXP-01-2026-18	PFM Group Consulting LLC (PARKE2)	01/06/2026	Parker Road CDD	32.44
7193	R.E. Arnold Construction, Inc. (PARKE2)	01/08/2026	Parker Road CDD	850.00
7197	R.E. Arnold Construction, Inc. (PARKE2)	01/08/2026	Parker Road CDD	995.00
113	Tennis Unlimited Maintenance and Supplies (PARKE2)	01/07/2026	Parker Road CDD	20,000.00
<b>Total:</b>				<b>22,697.80</b>

*Vivian Carvalho*

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 334  
1/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
93942	Berman Construction, LLC (PARKE2)	01/01/2026	Parker Road CDD	19,381.04
09201-011026	COX BUSINESS (PARKE2)	01/10/2026	Parker Road CDD	523.58
110730	Gainesville Pest Control, Inc. (PARKE2)	01/12/2026	Parker Road CDD	125.00
DM-01-2026-54	PFM Group Consulting LLC (PARKE2)	01/05/2026	Parker Road CDD	2,625.00
115	Tennis Unlimited Maintenance and Supplies (PARKE2)	01/15/2026	Parker Road CDD	21,500.00
<b>Total:</b>				<b>44,154.62</b>

*Kwame Jackson*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 335

1/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CKREQ-012126	Esengul Momol (PARKE2)	01/21/2026	Parker Road CDD	37.77
03963-011226CR	Gainesville Regional Utilities (PARKE2)	01/12/2026	Parker Road CDD	0.00
03963-012026CR	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	0.00
11212-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	146.73
14806-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	70.01
22349-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	204.69
22987-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	18.04
25111-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	940.53
41606-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	3,853.08
49833-012126CR	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	0.00
49934-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	10.65
50035-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	144.21
50136-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	54.75
50237-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	66.09
50439-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	58.53
50540-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	39.63
50641-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	32.07
50742-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	30.81
50944-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	32.07
51045-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	106.41
51146-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	87.51
51348-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	130.35
51550-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	96.33
51651-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	10.65
51853-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	218.55
51954-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	42.15
52156-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	10.65
52257-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	76.17
52358-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	10.65
56705-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	10.65
57890-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	542.37
74044-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	35.36
74448-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	340.91
74549-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	241.69
74751-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	211.76
85916-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	14.89
86017-012026	Gainesville Regional Utilities (PARKE2)	01/20/2026	Parker Road CDD	32.21
91134-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	116.49
91235-012126	Gainesville Regional Utilities (PARKE2)	01/21/2026	Parker Road CDD	194.61
A60001915761	GFL Environmental (PARKE2)	01/15/2026	Parker Road CDD	174.51
A60001916798	GFL Environmental (PARKE2)	01/15/2026	Parker Road CDD	145.27
R10917	Habitech Systems, Inc. (PARKE2)	01/02/2026	Parker Road CDD	42.95
R7428	Habitech Systems, Inc. (PARKE2)	11/02/2025	Parker Road CDD	42.95
R9148	Habitech Systems, Inc. (PARKE2)	12/02/2025	Parker Road CDD	42.95
3685830	Kutak Rock LLP (PARKE2)	01/06/2026	Parker Road CDD	1,987.00
1003	Southern Escapes, LLC (PARKE2)	12/01/2025	Parker Road CDD	1,800.00
1005	Southern Escapes, LLC (PARKE2)	01/01/2026	Parker Road CDD	1,800.00
922	Southern Escapes, LLC (PARKE2)	01/13/2026	Parker Road CDD	4,623.66
7958	VGlobalTech (PARKE2)	12/01/2025	Parker Road CDD	300.00
8076	VGlobalTech (PARKE2)	01/01/2026	Parker Road CDD	140.00
			<b>Total:</b>	<b>19,369.31</b>

*Kwame Jackson*

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 336  
1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	70.00
04888-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	80.00
04890-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	76.00
04891-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	78.00
05050-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	47.00
10543-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	110.00
11145-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	47.00
16208-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	47.00
16234-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	47.00
18493-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	62.00
18495-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	51.00
26296-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	47.00
30796-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	59.00
65734-012326	CLAY ELECTRIC COOPERATIVE (PARKE2)	01/23/2026	Parker Road CDD	1,627.00
31343	Egis Insurance Advisors, LLC (PARKE2)	01/27/2026	Parker Road CDD	1,661.00
1854	Electronics World (PARKE2)	01/23/2026	Parker Road CDD	527.49
1881	Electronics World (PARKE2)	01/23/2026	Parker Road CDD	724.99
20260328	Farm to You Revue (PARKE2)	01/27/2026	Parker Road CDD	625.00
13869	Lawn Enforcement Agency, Inc. (PARKE2)	01/27/2026	Parker Road CDD	1,275.00
13870	Lawn Enforcement Agency, Inc. (PARKE2)	01/27/2026	Parker Road CDD	3,861.00
13871	Lawn Enforcement Agency, Inc. (PARKE2)	01/27/2026	Parker Road CDD	1,760.00
13895	Lawn Enforcement Agency, Inc. (PARKE2)	01/28/2026	Parker Road CDD	5,805.00
13907	Lawn Enforcement Agency, Inc. (PARKE2)	01/30/2026	Parker Road CDD	18,941.00
140614	PFM Group Consulting LLC (PARKE2)	01/29/2026	Parker Road CDD	40.00
6335	Redline Electric (PARKE2)	01/28/2026	Parker Road CDD	2,075.00
6336	Redline Electric (PARKE2)	01/28/2026	Parker Road CDD	4,850.00
OAK05022026	Shannon Thomas (PARKE2)	01/16/2026	Parker Road CDD	450.00
<b>Total:</b>				<b>45,043.48</b>

*Kwame Jackson*

Secretary / Assistant Secretary

Chairman / Vice Chairman



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements



# Parker Road CDD

## January 2026 Financial Package

January 31, 2026

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



**Parker Road CDD**  
Statement of Financial Position  
As of 1/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
Ameris Checking Account	\$1,271,858.77				\$1,271,858.77
Ameris Debit Card Account	2,000.00				2,000.00
Ameris Money Market Account	599,613.79				599,613.79
Ameris Lifestyle Capital	4,226.88				4,226.88
Assessments Receivable	227,142.60				227,142.60
Prepaid Expenses	2,002.08				2,002.08
Assessments Receivable		\$245,243.29			245,243.29
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		579,181.77			579,181.77
Revenue 2020		400,976.77			400,976.77
Interest Series 2020		0.34			0.34
Prepayment 2007A1 Bond		2,898.94			2,898.94
Prepayment Series 2020		0.02			0.02
Deferred Cost 2007A1 Bond		524.56			524.56
Acquisition/Construction Series 2007			\$210.08		210.08
Acquisition/Construction Series 2020			18,912.20		18,912.20
Deferred Const Series 2020			86,235.72		86,235.72
Total Current Assets	<u>\$2,106,844.12</u>	<u>\$1,837,890.07</u>	<u>\$105,358.00</u>	<u>\$0.00</u>	<u>\$4,050,092.19</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,592,646.78	\$1,592,646.78
Amount To Be Provided				13,052,353.22	13,052,353.22
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
<b>Total Assets</b>	<u><u>\$2,106,844.12</u></u>	<u><u>\$1,837,890.07</u></u>	<u><u>\$105,358.00</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$18,695,092.19</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$154,288.40				\$154,288.40
Deferred Revenue	227,142.60				227,142.60
Deferred Revenue		\$245,243.29			245,243.29
Total Current Liabilities	<u>\$381,431.00</u>	<u>\$245,243.29</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$626,674.29</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$14,645,000.00	\$14,645,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
<b>Total Liabilities</b>	<u><u>\$381,431.00</u></u>	<u><u>\$245,243.29</u></u>	<u><u>\$0.00</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$15,271,674.29</u></u>



**Parker Road CDD**  
Statement of Financial Position  
As of 1/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b>Net Assets</b>					
Net Assets, Unrestricted	\$188,047.95				\$188,047.95
Current Year Net Assets, Unrestricted	15.01				15.01
Net Assets - General Government	490,476.28				490,476.28
Current Year Net Assets - General Government	1,046,873.88				1,046,873.88
Net Assets, Unrestricted		\$1,063,062.97			1,063,062.97
Current Year Net Assets, Unrestricted		578,490.71			578,490.71
Net Assets - General Government		(48,906.90)			(48,906.90)
Net Assets, Unrestricted			(\$1,190,427.88)		(1,190,427.88)
Net Assets, Unrestricted			1,290,450.33		1,290,450.33
Current Year Net Assets, Unrestricted			7,942.80		7,942.80
Net Assets - General Government			(2,607.25)		(2,607.25)
<b>Total Net Assets</b>	<u>\$1,725,413.12</u>	<u>\$1,592,646.78</u>	<u>\$105,358.00</u>	<u>\$0.00</u>	<u>\$3,423,417.90</u>
<b>Total Liabilities and Net Assets</b>	<u>\$2,106,844.12</u>	<u>\$1,837,890.07</u>	<u>\$105,358.00</u>	<u>\$14,645,000.00</u>	<u>\$18,695,092.19</u>



**Parker Road CDD**  
Statement of Activities  
As of 1/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$1,510,515.79				\$1,510,515.79
Off-Roll Assessments	152,293.12				152,293.12
Other Revenue	15.01				15.01
Other Revenue - Keys	415.26				415.26
Other Revenue - Rental	3,950.00				3,950.00
On-Roll Assessments		\$908,634.83			908,634.83
Inter-Fund Group Transfers In		(7,072.13)			(7,072.13)
Inter-Fund Transfers			\$7,072.13		7,072.13
Total Revenues	\$1,667,189.18	\$901,562.70	\$7,072.13	\$0.00	\$2,575,824.01
<b><u>Expenses</u></b>					
Supervisor Fees	\$800.00				\$800.00
Public Officials Insurance	3,444.00				3,444.00
Trustee Services	5,724.23				5,724.23
Management	10,500.00				10,500.00
Field Management	5,440.50				5,440.50
Disclosure Agent	6,250.00				6,250.00
District Counsel	2,437.50				2,437.50
Assessment Administration	12,500.00				12,500.00
Legal Advertising	1,372.00				1,372.00
Bank Fees	1,234.59				1,234.59
Miscellaneous	1,054.48				1,054.48
Contingency	87,716.49				87,716.49
Reserve	8,222.98				8,222.98
Web Site Maintenance	860.00				860.00
Dues, Licenses, and Fees	313.29				313.29
Lifestyle Programming	19,230.91				19,230.91
Lifestyle Coordinator	20,684.37				20,684.37
Security System	4,699.45				4,699.45
Electric	3,302.00				3,302.00
Dumpster	1,806.86				1,806.86
Water Reclaimed	10,603.34				10,603.34
Conservation Area Maintenance	7,620.00				7,620.00
Amenity - Telephone	1,745.36				1,745.36
Amenity - Cable	1,075.11				1,075.11
Amenity - Insurance	33,010.00				33,010.00
Amenity - Dues & License	50.00				50.00
Amenity - Landscape Maintenance	30,000.00				30,000.00
Amenity - Pool Maintenance	11,773.66				11,773.66
Amenity - Access Control	3,323.43				3,323.43
Amenity - Janitorial	637.43				637.43
Amenity - Maintenance	12,231.53				12,231.53
Amenity - Electric	9,653.00				9,653.00
Amenity - Gas	6,643.22				6,643.22
Amenity - Reclaimed Water	17,138.96				17,138.96
Amenity - Manager	27,928.75				27,928.75
General Insurance	6,217.00				6,217.00



**Parker Road CDD**  
Statement of Activities  
As of 1/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Crime Insurance	500.00				500.00
General Repair & Maintenance	20,266.68				20,266.68
Maintenance Person	23,210.63				23,210.63
Pressure Washing	8,155.00				8,155.00
Irrigation	7,925.00				7,925.00
Landscaping Maintenance & Material	174,878.00				174,878.00
Landscape Improvements	8,875.50				8,875.50
Lifestyle - Capital	440.65				440.65
Employee Holiday Bonus	1,500.00				1,500.00
Employee Recognition Luncheons (4x Annua	125.52				125.52
Fitness Facility	2,888.73				2,888.73
Tennis Courts/Basketball Court	597.22				597.22
Amenity Building Pest Control	631.00				631.00
Interest Payments - 2007A Series		\$141,820.00			141,820.00
Interest Payments - 2020 Series		188,065.00			188,065.00
Total Expenses	<u>\$627,238.37</u>	<u>\$329,885.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$957,123.37</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$6,938.08				\$6,938.08
Interest Income		\$6,813.01			6,813.01
Interest Income			\$870.67		870.67
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$6,938.08</u>	<u>\$6,813.01</u>	<u>\$870.67</u>	<u>\$0.00</u>	<u>\$14,621.76</u>
<b>Change In Net Assets</b>	<b>\$1,046,888.89</b>	<b>\$578,490.71</b>	<b>\$7,942.80</b>	<b>\$0.00</b>	<b>\$1,633,322.40</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$678,524.23</u></b>	<b><u>\$1,014,156.07</u></b>	<b><u>\$97,415.20</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,790,095.50</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$1,725,413.12</u></u></b>	<b><u><u>\$1,592,646.78</u></u></b>	<b><u><u>\$105,358.00</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$3,423,417.90</u></u></b>



**Parker Road CDD**  
Budget to Actual  
For the Period End 1/31/26

	Year to Date			FY 2026 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<b>Revenues</b>					
Maintenance Assessments	\$ 1,662,808.91	\$ 629,983.90	\$ 1,032,825.01	\$ 1,889,951.69	87.98%
Other Income & Other Financing Sources	15.01	-	15.01	-	0.00%
Keys	415.26	240.33	174.93	721.00	57.60%
Rental	3,950.00	4,179.23	(229.23)	12,537.70	31.50%
Membership	-	700.00	(700.00)	2,100.00	0.00%
<b>Net Revenues</b>	<b>\$ 1,667,189.18</b>	<b>\$ 635,103.46</b>	<b>\$ 1,032,085.72</b>	<b>\$ 1,905,310.39</b>	<b>87.50%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 800.00	\$ 1,200.00	\$ (400.00)	\$ 3,600.00	22.22%
Trustee Services	5,724.23	2,766.67	2,957.56	8,300.00	68.97%
Public Official Insurance	3,444.00	1,218.33	2,225.67	3,655.00	94.23%
District Management	10,500.00	10,500.00	-	31,500.00	33.33%
Engineering	-	333.33	(333.33)	1,000.00	0.00%
Disclosure Agent	6,250.00	3,333.33	2,916.67	10,000.00	62.50%
Property Appraiser	-	25.00	(25.00)	75.00	0.00%
District Counsel	2,437.50	3,333.33	(895.83)	10,000.00	24.38%
Assessment Administration	12,500.00	4,166.67	8,333.33	12,500.00	100.00%
Reamortization	-	166.67	(166.67)	500.00	0.00%
Audit	-	1,866.67	(1,866.67)	5,600.00	0.00%
Arbitrage Calculation	-	400.00	(400.00)	1,200.00	0.00%
Tax Document Preparation Fee	-	28.00	(28.00)	84.00	0.00%
Legal Advertising	1,372.00	833.33	538.67	2,500.00	54.88%
Miscellaneous office (travel, phone, postage, etc)	1,054.48	666.67	387.81	2,000.00	52.72%
Bank Fees	1,234.59	1,333.33	(98.74)	4,000.00	30.86%
Storage	-	1,115.84	(1,115.84)	3,347.52	0.00%
Contingency- Incl Hurricane cleanup	87,716.49	58,666.67	29,049.82	176,000.00	49.84%
Web Site Maintenance	860.00	960.00	(100.00)	2,880.00	29.86%
Dues, Licenses, and Fees	313.29	158.33	154.96	475.00	65.96%
General Insurance	6,217.00	1,611.67	4,605.33	4,835.00	128.58%
Crime Insurance	500.00	166.67	333.33	500.00	100.00%
Reserve	8,222.98	78,333.33	(70,110.35)	235,000.00	3.50%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 149,146.56</b>	<b>\$ 173,183.84</b>	<b>\$ (24,037.28)</b>	<b>\$ 519,551.52</b>	<b>28.71%</b>
<b>Field Expense</b>					
Field Management	\$ 5,440.50	\$ 5,562.00	\$ (121.50)	\$ 16,686.00	32.61%
Security	-	3,333.33	(3,333.33)	10,000.00	0.00%
Security System	4,699.45	4,000.00	699.45	12,000.00	39.16%
Electric - Street Lights/ private lighting	3,302.00	4,666.67	(1,364.67)	14,000.00	23.59%
Water Reclaimed	10,603.34	7,500.00	3,103.34	22,500.00	47.13%
Conservation Area Maintenance	7,620.00	8,960.00	(1,340.00)	26,880.00	28.35%
General Repair & Maintenance	20,266.68	10,300.00	9,966.68	30,900.00	65.59%
Irrigation	7,925.00	13,333.33	(5,408.33)	40,000.00	19.81%
Landscape Maintenance & Material	174,878.00	151,518.33	23,359.67	454,555.00	38.47%
Landscape Maintenance Phase 5A East and West and 5B	-	22,643.33	(22,643.33)	67,930.00	0.00%
Additional Landscape	-	18,333.33	(18,333.33)	55,000.00	0.00%
Landscape Improvements	8,875.50	16,666.67	(7,791.17)	50,000.00	17.75%
Maintenance Person	23,210.63	23,530.80	(320.17)	70,592.40	32.88%
Mulch	-	15,000.00	(15,000.00)	45,000.00	0.00%



**Parker Road CDD**  
Budget to Actual  
For the Period End 1/31/26

	<b>Year to Date</b>			<b>FY 2026 Adopted Budget</b>	<b>Percentage Spent</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
RPB Maintenance	-	20,000.00	(20,000.00)	60,000.00	0.00%
Stormwater Reporting	-	666.67	(666.67)	2,000.00	0.00%
Pressure Clean Curbs and Walks	8,155.00	20,000.00	(11,845.00)	60,000.00	13.59%
<b>Total Field Expenses</b>	<b>\$ 274,976.10</b>	<b>\$ 305,037.80</b>	<b>\$ (30,061.70)</b>	<b>\$ 915,113.40</b>	<b>30.05%</b>
<b>Amenity Expenses</b>					
Lifestyle Programming	\$ 19,230.91	\$ 10,850.00	\$ 8,380.91	\$ 32,550.00	59.08%
Lifestyle Coordinator	20,684.37	20,817.50	(133.13)	62,452.50	33.12%
Amenity - Dumpster	1,806.86	866.67	940.19	2,600.00	69.49%
Amenity - Cable & Telephone	2,820.47	2,000.00	820.47	6,000.00	47.01%
Amenity - Insurance	33,010.00	12,187.67	20,822.33	36,563.00	90.28%
Amenity - Dues & License	50.00	41.67	8.33	125.00	40.00%
Amenity - Landscape Maintenance	30,000.00	17,587.33	12,412.67	52,762.00	56.86%
Amenity - Pool Maintenance	11,773.66	7,400.00	4,373.66	22,200.00	53.03%
Amenity - Pool Preventative Maintenance	-	4,000.00	(4,000.00)	12,000.00	0.00%
Amenity - Gates/ Control Access	3,323.43	1,833.33	1,490.10	5,500.00	60.43%
Amenity - Janitorial	637.43	1,833.33	(1,195.90)	5,500.00	11.59%
Amenity - Maintenance	12,231.53	8,333.33	3,898.20	25,000.00	48.93%
Amenity - Electric	9,653.00	11,666.67	(2,013.67)	35,000.00	27.58%
Amenity - Gas (Pool Heating)	6,643.22	10,000.00	(3,356.78)	30,000.00	22.14%
Amenity - Reclaimed Water	17,138.96	9,000.00	8,138.96	27,000.00	63.48%
Amenity - Manager	27,928.75	30,116.67	(2,187.92)	90,350.00	30.91%
Amenity - Mulch	-	3,866.67	(3,866.67)	11,600.00	0.00%
Lifestyle Capital	440.65	2,190.42	(1,749.77)	6,571.25	0.00%
Fitness Facility - Maintenance	2,888.73	4,000.00	(1,111.27)	12,000.00	24.07%
Tennis Courts/Basketball Court	597.22	1,666.67	(1,069.45)	5,000.00	11.94%
Employee Holiday Bonus	1,500.00	500.00	1,000.00	1,500.00	100.00%
Employee Recognition Luncheons (4x Annually)	125.52	200.00	(74.48)	600.00	20.92%
Utility Cart	-	166.67	(166.67)	500.00	0.00%
Amenity - Pest Control	631.00	1,008.00	(377.00)	3,024.00	20.87%
<b>Total Amenity Expenses</b>	<b>\$ 203,115.71</b>	<b>\$ 162,132.58</b>	<b>\$ 40,983.13</b>	<b>\$ 486,397.75</b>	<b>41.76%</b>
<b>Total Expenses</b>	<b>\$ 627,238.37</b>	<b>\$ 640,354.22</b>	<b>\$ (13,115.85)</b>	<b>\$ 1,921,062.67</b>	<b>32.65%</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ 6,938.08	\$ 5,250.76	\$ 1,687.32	\$ 15,752.28	
<b>Total Other Income (Expense)</b>	<b>\$ 6,938.08</b>	<b>\$ 5,250.76</b>	<b>\$ 1,687.32</b>	<b>\$ 15,752.28</b>	
<b>Net Income (Loss)</b>	<b>\$ 1,046,888.89</b>	<b>\$ -</b>	<b>\$ 1,046,888.89</b>	<b>\$ -</b>	



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

PARKER ROAD CDD  
BOARD MEETING  
FIELD MANAGER REPORT

Date	Item	Description	Vendor	Status	Cost	Notes
<b>AMENITY CENTER - FITNESS CENTER</b>						
	Plumbing	Misellaneous repairs	Kempton & Self Plumbing Services	In Progress		Men's Urinals need to be flushed, sensors moved to the front position, and faucet handles replaced
<b>CAPITAL PROJECTS</b>						
	Pickleball Courts	Four Pickleball Courts Built	Tennis Unlimited	Completed		Construction Completed
	Pickleball Courts	Walking Path & Landscaping	Lawn Enforcement	In Progress		
	Pickleball Courts	Security Cameras & Monitoring	Envera	Proposal		Proposal Approval Needed
	Pickleball Courts	Key Card Access System Added to Gates	EverOn	In Progress		
<b>COURTS</b>						
	Tennis & Basket Ball Courts	Access System Repaired	EverOn	Completed		Wiring Corroded.
<b>DEPRESSION/SINKHOLES</b>						
	Pond 8	Washout Hold Filled	Lawn Enforcement	Completed		
<b>ELECTRICAL</b>						
	Amenity Center	Replaced GFI	Redline Electric	Completed		Replaced GFI on the outside outlet next to the fitness center; the holiday lights kept tripping the outlet.
<b>GENERAL MAINTENANCE &amp; REPAIRS</b>						
	Retension Area Drain Cover	SW 31st Road Retension	RE Arnold	Completed		
<b>HVAC</b>						
	Air Conditioner	Fix 2 Major Leak	WWGay	Completed		Two underground leaks were detected, found, and repaired
	Heat	Heating Part Replacement	WWGay	Completed		Small Part need Replacing
<b>LANDSCAPING</b>						
<b>MISCELLANEOUS PROJECTS</b>						
	Storage Building	Landscaping and Fencing	Lawn Enforcement	Completed		Added 16 Hedges to the side in back of existing magnolia trees at no cost.
<b>PAINTING</b>						
	Parking Lot Lines	Amenity Center Parking Lot	Jesus	completed		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		
<b>POOL</b>						
	Fence & Landscaping	Pool Heater Fence & Landscaping	Lawn Enforcement	Completed		
	Pool Drive	Replaced	Southern Escapes	Completd		Part no longer working -10 yo original part
	Pool Breakers	Replaced	Southern Escapes	In Progress		Pool Breaker keeps on tripping- 10 yo-original part
<b>PRESSURE WASHING</b>						

<b>ROADWAYS/SIDEWALKS</b>						
<b>SECURITY</b>						
	<b>Alarm</b>	<b>No Alarm Violations to Report</b>				
<b>POND MANAGEMENT</b>						
	<b>Pond Management</b>	<b>Monthly Service - Nothing to Report</b>	<b>Solutude Lake Management</b>			<b>Travis serviced all ponds, Algae Control, Lake Weed Control, Monitoring, Shoreline Weed Control, Trash removal</b>
<b>OFFICE ADMINISTRATION</b>						



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

## Landscape Quality Audit

Date: 1/29/2026

Prepared By: Matthew Wimberly Jr

### Property:

Oakmont Community  
11619 SW 24th Ave  
Gainesville, FL 32607

## AUDITED SERVICES

### Turf



- This Landscape Quality Assessment (LQA) is based on tree evaluations conducted throughout the raceway and the area surrounding the amenity center. Routine maintenance activities are being consistently performed across the property, including ongoing landscape upkeep. Seasonal maintenance has commenced, with cutbacks currently underway for all muhly grasses, as well as other scheduled seasonal cutbacks throughout the entire property.
- The attached map identifies the areas within which the tree evaluation was performed, encompassing the entire raceway and the area surrounding the amenity center.

## Enhancement Opportunities



- The Shumardii oak is affected by canopy dieback associated with a fungal disease. Treatment is recommended to mitigate further decline. If you would me to provide a quote to treat all areas listed below, please request.



- The Shumard oak is affected by canopy dieback associated with a fungal disease. Treatment is recommended to mitigate further decline.



- The holly exhibits extensive trunk scarring that compromises its ability to thrive. Due to the likelihood of continued decline, replacement is recommended.



- The Shumard oak is affected by canopy dieback associated with a fungal disease. Treatment is recommended to mitigate further decline.



- The Shumard oak is affected by canopy dieback associated with a fungal disease. Treatment is recommended to mitigate further decline.



- Based on the current level of decline, treatment is not expected to restore the tree's health. Removal and replacement are recommended.



- The tree exhibits dieback and mistletoe infestation; both conditions are treatable.



- Based on the current level of decline, treatment is not expected to restore the tree's health. Removal and replacement are recommended.



- The tree's lean is most likely the result of significant damage or failure to the main root system. Given the low likelihood of recovery or long-term performance, removal and replacement are advised.



- The tree exhibits dieback and mistletoe infestation; both conditions are treatable.



- Removal and replacement are recommended; alternatively, the tree may be removed and the tree circle restored with sod.



- An estimated 40 trees are exhibiting mistletoe infestation. Treatment is recommended for all elm trees to address pest-related issues, as several trees are showing additional signs of insect activity. This scope of work includes the entire raceway along 117th Street and the trees located in front of the amenity center.

# Oakmont Lifestyle Report



February 20, 2026  
Parker Road CDD Board of Supervisors Meeting  
February 2026 - April 2026



# Events & Programming

## February



Date	Event	Notes
2/5	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
2/7	Valentines Arts & Crafts	10 am - 11:30 am Mason Jar Votives Ages 6+
2/12	Little Tikes Fun with Friends	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
2/19	Healthy Living Healthy Cooking Class	11 am - 1 pm Cooking demonstration and sampling
2/19	Healthy Lifestyle Workshop	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
2/21	Casino Night*	6:15 pm - 9:15 pm Casino Tables, Cocktail attire, Raffles, Wine & Beer Bar, DJ
2/30	Family Movie Night	6 pm - 8 pm "SpongeBob SquarePants - Search for the SquarePants"

\*New Addition to Oakmont

# Events & Programming March



Date	Event	Notes
3/5	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
3/5	Healthy Lifestyle Workshop	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
3/12	Little Tikes Fun with Friends	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
3/20	Movie Matinee 18+	1:30 pm - 3 pm "TBD"
3/26	Healthy Living Healthy Cooking Class	11 am - 1 pm Cooking demonstration and sampling
3/28	Spring Festival	11 am - 1 pm Easter Egg Hunt, Petting Zoo, Rides, Face Painting, DJ

\*New Addition to Oakmont

# Events & Programming

## April



Date	Event	Notes
4/2	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
4/2	Healthy Lifestyle Workshop	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
4/10	Family Movie Night	6 pm - 8 pm Movie TBD
4/16	Little Tikes Fun with Friends	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
4/23	Healthy Living Healthy Cooking Class	11 am - 1 pm Cooking demonstration and sampling

\*New Addition to Oakmont

# Food Truck Funday



FEBRUARY - APRIL

Date	Vendor	Time & Location
2/24	Monsta Lobsta	5 pm - 8 pm Amenity Driveway
3/10	Brynns Bytes	5 pm - 8 pm Amenity Driveway
3/24	Monsta Lobsta	5 pm - 8 pm Amenity Driveway
4/28	Monsta Lobsta	5 pm - 8 pm Amenity Driveway

\*New Addition to Oakmont

# Sports & Fitness



Event	Notes
Fitness Classes	<b>10:00am Tuesdays -Empower</b> <b>10:45am Wednesday</b> Residents schedule sessions directly with Fitness Instructor
Tennis Clinic	<b>9:00am -Sundays</b> Residents schedule lessons directly with Tennis Coach
Sunday Yoga	Monthly <b>One Sunday out of the month</b> 11:00 am - 12:00 pm
Swimming Classes	<b>On Winter Break</b>

\*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 of the month 7:30pm - 8:30pm

\*New Addition to Oakmont

# Highlights & Happening



## 2025 Winter Donations



**Cold Weather Drive**



**Food Drive**



**Toys For Tots**

\*New Addition to Oakmont

# Highlights & Happening



Wreath Making Workshop  
November 15<sup>th</sup>, 2025



\*New Addition to Oakmont

# Highlights & Happening



Candle Pouring Workshop  
November 22<sup>nd</sup>, 2025



\*New Addition to Oakmont

# Highlights & Happening



Light The Clubhouse  
November 29<sup>th</sup>, 2025



\*New Addition to Oakmont

# Highlights & Happening



Story Time with Santa  
December 6<sup>th</sup>, 2025



\*New Addition to Oakmont