

Parker Road Community Development District

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

The regular meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, 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 Proposals for Sidewalk Repairs (*provided under separate cover*)
5. Consideration of Proposals for Alleyway Drain Repairs (*provided under separate cover*)
6. Consideration of Proposal for Kubota Utility Vehicle Maintenance
7. Consideration of Proposal for Clubhouse Back Patio Replacement Television
8. Update on Dog Park Project
9. Discussion of Budget for Future Projects
 - a. Dog Park
 - b. Shade for Playground
 - c. Irrigation System Updates
 - d. Replacement of Pool Waterline Tiles
10. Discussion of Compensation Matters Regarding Berman Staff
11. 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. Redline Electric Proposal for Light Pole Bulb Replacement
 - k. Southern Escapes Proposal for Replacing Pool Electrical Breaker
 - l. Southern Escapes Proposal for Replacing Pool Pump Drive Assembly
12. Ratification of Payment Authorization No. 325 – 336
13. Review of District Financial Statements

Other Business

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

Adjournment



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 30th 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.
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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 27th 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



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 20th day of February 2026.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Amendment to
Fitness Center Opening Hours



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Proposals
for Sidewalk Repairs
(provided under separate cover)



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

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



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Proposal for
Kubota Utility Vehicle Maintenance

4502 NW 13th St
Gainesville, FL 32609
Phone: 352-376-4506



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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	Store
	No	Hours	50.0000		0.0000	Preliminary	
Qty	B/O	Taxable	Description	Price		Amount	
Customer				Segment 1 Total:		\$557.02	
1			HH1J0-32430 - FILTER(OIL,CARTRIDGE - Bin: PRTS CTR 3	\$14.90	\$14.90	\$14.90	
1			HHK70-14073 - CARTRIDGE,OIL FILTER - Bin: PRTS CTR 1	\$34.13	\$34.13	\$34.13	
2			70000-10200 - OIL,1 QT 10W-30 (Case of 12) - Bin: GS2	\$6.92	\$6.92	\$13.84	
1			HHK72-14080 - CARTRIDGE,FILTER OIL HST (WHIT - Bin: PRTS CTR 1	\$27.97	\$27.97	\$27.97	
1			6C060-99414 - ASSY ELEMENT - Bin: PRTS CTR 2	\$33.46	\$33.46	\$33.46	
2			B1BKR4E - NGK SPARK PLUG BKR4E - Bin: GS1	\$4.70	\$4.70	\$9.40	
4			70000-20055 - OIL,55 GAL UDT FLUID (Single D - Bin: SHOP	\$5.83	\$5.83	\$23.32	
			Total Labor			\$250.00	
1.00			V - Delivery/Pickup	\$150.00	\$150.00	\$150.00	
Payment Type		Deposit	Check No.	Date	Amount		



4502 NW 13th St
Gainesville, FL 32609
Phone: 352-376-4506



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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





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
 <div>Sony K-75XR50 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></div>	\$1,999.99	x1	\$1,999.99
 <div>Furrion FV1C75W 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></div>	\$199.99	x1	\$199.99


Clubhouse Back Patio Total : \$2,199.98

Clubhouse Back Patio (Option 2)

Items	Sell Price	Qty	Total
 <div>Furrion FDUP75CSA 75" Partial Sun 4K LED Outdoor TV</div>	\$3,999.99	x1	\$3,999.99
 <div>Furrion FV1C75W 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></div>	\$199.99	x1	\$199.99

Clubhouse Back Patio Total : \$4,199.98

Labor

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

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



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Update on Dog Park Project



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



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Discussion of Compensation Matters
Regarding Berman Staff



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Proposals

1. Cypress Door & Glass Proposal to Repair Clubhouse Pocket Door
2. Electronics World Proposal for Replacement TV in Fitness Center
3. Electronics World Proposal for Storage Building Security Camera
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9. Lawn Enforcement Proposal for Removal of Dead Trees in Common Area
10. Redline Electric Proposal for Light Pole Bulb Replacement
11. Southern Escapes Proposal for Replacing Pool Electrical Breaker
12. 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.





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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.





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 a 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.





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
 Sony K-55S30 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
 Labor Custom Installation <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
Total Parts	\$549.99
Labor (Tax Exempt)	\$175.00
Total Labor	\$175.00
Subtotal	\$724.99

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 Comm 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 Magnalock, 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
<hr/>	
Sub Total Monthly Charge:	\$87.38

Summary of Charges for: Copy of Oakmont at Gainesville, 11701 SW 30th Ave B, Gainesville, FL Expand Access			
Installation Price			\$7,995.00
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

Installation Price	\$7,995.00
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Total Installation Price*	\$7,995.00
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Total Monthly Recurring Services Charges*	\$87.38
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*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.

The logo for HabiTech Systems features a stylized graphic on the left consisting of a blue swoosh and a yellow swoosh that curves around a small blue star-like icon. To the right of the graphic, the text "www." is positioned above the company name "HabiTech Systems" in a large, bold, black sans-serif font. Below the company name, the text ".com" is visible.

Date	Invoice #
10/9/2025	20267550

Ship To
Oakmont Amenity Center 11701 SW 30th Ave Gainesville, FL

[illegible]

Total	\$1,029.96
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Payments/Credits	\$0.00
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Balance Due	\$1,029.96
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PROPOSAL

Job Name: Oakmont / Parker Road CDD c/o Alisa McGowan
Address: 11701 SW 30th 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



Proposal # 6263

Oakmont Community

December 02, 2025



Option 1

Plant Install


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

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 #6594

Date: 12/15/2025

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Tree Assessment Behind Lot 37

This proposal consists of two options

Option 1

- Trim back or remove broken limbs off a large Oak tree and put all debris in the woods

Option 1

Tree Work

Items	Quantity	Unit
	Tree Work :	\$1,305.00
<hr/>		
	Subtotal	\$1,305.00
	Estimated Tax	\$0.00
	Total	\$1,305.00

Terms & Conditions

By

Matthew Wimberly Jr

Date

12/15/2025

By

Date

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










Tree Work

Tree Work

Items	Quantity	Unit
	Tree Work :	\$1,760.00
<hr/>		
	Subtotal	\$1,760.00
	Estimated Tax	\$0.00
	Total	\$1,760.00

Terms & Conditions

By 

Matthew Wimberly Jr

Date 1/7/2026

By _____

Date _____
Oakmont Community



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

Quote #4197	
Sent on	Jan 13, 2026
Total	\$2,075.00

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

Total	\$2,075.00
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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
Estimate created 12/29/2025 - Valid until 1/13/2026		Total:	\$4,623.66



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
Estimate created 1/22/2026 - Valid until 2/6/2026		Total:	\$1,215.00

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.



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
Total:				45,006.07

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
Total:				8,040.37

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
Total:				19,336.42

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
Total:				22,954.38


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
Total:				83,659.56


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
Total:				8,874.09

Vivian Carvalho

Secretary / Assistant Secretary

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
Total:				64,092.46

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
Total:				22,697.80

Vivian Carvalho

Secretary / Assistant Secretary

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
Total:				44,154.62

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
Total:				19,369.31

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
Total:				45,043.48

Kwame Jackson

Secretary / Assistant Secretary

Chairman / Vice Chairman



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
<u>Assets</u>					
<u>Current Assets</u>					
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>
<u>Investments</u>					
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>
Total Assets	<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>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
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>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$14,645,000.00	\$14,645,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
Total Liabilities	<u><u>\$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
<u>Net Assets</u>					
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)
Total Net Assets	<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>
Total Liabilities and Net Assets	<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
<u>Revenues</u>					
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
<u>Expenses</u>					
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>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
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>
Change In Net Assets	\$1,046,888.89	\$578,490.71	\$7,942.80	\$0.00	\$1,633,322.40
Net Assets At Beginning Of Year	<u>\$678,524.23</u>	<u>\$1,014,156.07</u>	<u>\$97,415.20</u>	<u>\$0.00</u>	<u>\$1,790,095.50</u>
Net Assets At End Of Year	<u><u>\$1,725,413.12</u></u>	<u><u>\$1,592,646.78</u></u>	<u><u>\$105,358.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,423,417.90</u></u>



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		
<u>Revenues</u>					
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%
Net Revenues	\$ 1,667,189.18	\$ 635,103.46	\$ 1,032,085.72	\$ 1,905,310.39	87.50%
<u>General & Administrative Expenses</u>					
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%
Total General & Administrative Expenses	\$ 149,146.56	\$ 173,183.84	\$ (24,037.28)	\$ 519,551.52	28.71%
<u>Field Expense</u>					
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

	Year to Date			FY 2026 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
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%
Total Field Expenses	\$ 274,976.10	\$ 305,037.80	\$ (30,061.70)	\$ 915,113.40	30.05%
<u>Amenity Expenses</u>					
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%
Total Amenity Expenses	\$ 203,115.71	\$ 162,132.58	\$ 40,983.13	\$ 486,397.75	41.76%
Total Expenses	\$ 627,238.37	\$ 640,354.22	\$ (13,115.85)	\$ 1,921,062.67	32.65%
<u>Other Income (Expense)</u>					
Interest Income	\$ 6,938.08	\$ 5,250.76	\$ 1,687.32	\$ 15,752.28	
Total Other Income (Expense)	\$ 6,938.08	\$ 5,250.76	\$ 1,687.32	\$ 15,752.28	
Net Income (Loss)	\$ 1,046,888.89	\$ -	\$ 1,046,888.89	\$ -	



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

PARKER ROAD CDD
BOARD MEETING
FIELD MANAGER REPORT

Date	Item	Description	Vendor	Status	Cost	Notes
AMENITY CENTER -FITNESS CENTER						
	Plumbing	Missellaneous repairs	Kempton & Self Plumbing Services	In Progress		Men's Urinals need to be flushed, sensors moved to the front position, and faucet handles replaced
CAPITAL PROJECTS						
	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		
COURTS						
	Tennis & Basket Ball Courts	Access System Repaired	EverOn	Completed		Wiring Corroded.
DEPRESSION/SINKHOLES						
	Pond 8	Washout Hold Filled	Lawn Enforcement	Completed		
ELECTRICAL						
	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.
GENERAL MAINTENANCE & REPAIRS						
	Retension Area Drain Cover	SW 31st Road Retension	RE Arnold	Completed		
HVAC						
	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
LANDSCAPING						
MISCELLANEOUS PROJECTS						
	Storage Building	Landscaping and Fencing	Lawn Enforcement	Completed		Added 16 Hedges to the side in back of existing magnolia trees at no cost.
PAINTING						
	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		
POOL						
	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
PRESSURE WASHING						

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

Oakmont Lifestyle Report



February 20, 2026

Parker Road CDD Board of Supervisors Meeting

February 2026 - April 2026



Submitted by Destyni Dawson

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

*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

Highlights & Happening



2025 Winter Donations



Cold Weather Drive



Food Drive



Toys For Tots

*New Addition to Oakmont

Highlights & Happening



Wreath Making Workshop
November 15th, 2025



*New Addition to Oakmont

Highlights & Happening



Candle Pouring Workshop
November 22nd, 2025



*New Addition to Oakmont

Highlights & Happening



Light The Clubhouse
November 29th, 2025



*New Addition to Oakmont

Highlights & Happening



Story Time with Santa
December 6th, 2025



*New Addition to Oakmont