

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, April 17, 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]*
 1. Review of Candidates for Vacant Seat 1 (Term Expires 11/2026)
 2. Appointment of Board Member to Seat 1
 3. Consideration of **Resolution 2026-04, Electing District Officers**

Financial Review Matters

4. Draft Fiscal Year 2027 Operations & Maintenance Budget

General Business Matters

5. Discussion of Dog Park Project
6. Consideration of the Minutes of the:
 - a. February 20, 2026, Board of Supervisors' Meeting
 - b. March 27, 2026, Board of Supervisors' Special Meeting
7. Consideration of Proposals for SW 119 Terrace Asphalt Milling and Resurfacing
 - a. RE Arnold
 - b. Watson Construction
 - c. Whitehurst LLC
8. Consideration of Everon Proposal for Rewiring at the Basketball and Tennis Courts
9. Consideration of Lawn Enforcement Agency Proposal #8173 for Landscape Enhancements at SW 33rd Lane
10. Consideration of Lawn Enforcement Agency Proposal #8336 for Debris Clean Up
11. Consideration of Purchase of Storage Cabinet for Flammable and Hazardous Items
12. Consideration of Worten Construction Proposal for Removing and Rebuilding Pergola
13. Review and Acceptance of Series 2020 Bonds Five-Year Arbitrage Rebate Report
14. Ratification of Global Industrial Proposal for Pickleball Courts Trash Cans

15. Ratification of Habitech Systems Proposal for Amenity Center Wi-Fi Network Setup
16. Ratification of Lawn Enforcement Agency Proposal #8083 for Debris Removal at SW 33rd Lane
17. Ratification of Lawn Enforcement Agency Proposal #8084 for Fallen Tree Removal
18. Ratification of Lawn Enforcement Agency Proposal #8152 for Dead Tree Work
19. Ratification of Lawn Enforcement Agency Proposal #8333 for Playground Mulch
20. Ratification of Lawn Enforcement Agency Proposal #8336 for Debris Removal Behind Lot 407
21. Ratification of Lawn Enforcement Agency Proposal #8375 for Fence Repair at Lot 773
22. Ratification of Playmore Proposal for Neo 360 Playground Speaker Replacement
23. Ratification of Redline Electric Proposal for Installation of Electricals for Pickleball Court Keycard Access System
24. Ratification of SES Environmental proposal for Gopher Tortoise Conservation Area Monitoring and Reporting
25. Ratification of Solitude Lake Management Agreement for Pond 4 Nutrient Remediation
26. Ratification of Southern Escapes Proposal for Pool Pump & Motor Replacement
27. Ratification of Tennis Unlimited Proposal for Pickleball Court Nets and Straps
28. Ratification of Tennis Unlimited Proposals for Tennis and Pickleball Courts Windscreens
29. Ratification of Worten Construction Proposal for Amenity Sidewalk Replacement
30. Ratification of Payment Authorization Nos. 337 – 344
31. Review of District Financial Statements

Other Business

32. Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Next Meeting: May 15, 2026, Board of Supervisors' Special Meeting
 - Field Manager's Report
 - Landscape Quality Audit
 - Lifestyle Report
33. Audience Comments
34. Supervisors Requests

Adjournment



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of Candidates for Vacant Seat 1
(Term Expires 11/2026)

William and Sylvia Summers

11719 SW 36th Place
Gainesville, FL 32608-9123
sylsummers@aol.com VOXS: 772-321-4367
bill.summers@comcast.net VOXB: 772-321-6292

April 10, 2026

Mr. Kwame Jackson
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Mr. Jackson and Board Members,

My name is William L. Summers. I am a resident of Oakmont Subdivision and registered to vote in Alachua County, FL. Please consider this my letter of intent to fill the vacant Supervisor seat 1 on the Parker Road CDD Board.

The attached resume details my service experience which I believe uniquely qualifies me for this position. I am retired so I have time to read briefs, attend meetings and listen. Both Sylvia and I expect to be residents of Oakmont for many years to come.

From an HOA perspective, I have been elected and re-elected to be a director. I most usually serving as a Vice President where I keep meeting moving with motions and questions for staff. I also have been used in a treasurer's role to deal with delinquent assessments and to create budgets that result in modest bankable surplus' each year. I have been a certified/trained HOA director.

In my educational service role, the only two leadership roles available were President or Vice President with staff filling the other roles. More often than not, my fellow directors chose me to be vice president with one year as President. In that position I represented the School Districts interests on the Ames City Assessor Board and the Story County Assessor Board. High lights of 15 years of service include trying our counties first school gun case, providing vision for the second and future retirement tiers for Iowa's Teacher Retirement Fund, and moving Story County to an over flight [Regular and Infra-red], topo-based GIS system of property line rectification and 3D layering [Fire, internet, realtor description/value, hazardous material location etc.].

Thank you for considering my application. I look forward to discussing my qualifications with you in the future.

Best Regards,

A handwritten signature in black ink that reads "William L. Summers". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

William L. Summers

April 10, 2026

William L. Summers

11719 SW 36th Place
Gainesville, FL 32608
772 321-6292

bill.summers@comcast.net

HOA Experience

The Cove HOA, Vero Beach, FL [2017 to 2021]

Vice President, Secretary

HOA Accomplishments

1. Led the transition team to recover ~\$100,000 in remediation fees
2. Transitioned from Iron Propane to Titanium Electric Pool Heaters saving the HOA operations money
3. Draining and acid cleaning the pool to eliminate rust color from the old Iron heaters

Rosewood Court HOA, Vero Beach, FL [2004 to 2016]

Vice President, Assistant to the Treasurer, Treasurer

HOA Accomplishments:

1. Recovered over \$30,000 in unpaid assessments from Banks
2. Off loaded \$1 million dollars in 8 to 12" diameter sewer liability from the HOA to Indian River County, FL
3. Automated billing, created proposed budgets, worked with attorneys to recover unpaid assessments.

Service & Leadership Experience

Ran for the Ames Community Schools Ames, IA Board of Director

Position 6 times, elected to 5 three-year terms.

Vice President, President, Member of the City and County Assessor Boards

Service and Leadership Accomplishments:

1. Provided award winning education for children. Federal Excellence in Education Awards at the Middle School and High School Levels.

April 10, 2026

2. Reviewed and approved 15 program budgets, managed \$412,000,000 in educational funds, reviewed and approved over 300 educational policies taking our success rate in court from 40% to 90%
3. Solved a second and future tier retirement problem for Iowa Teachers
4. Developed a 5-year Capitol Projects Process which reduced duplication of staff and vendor design
5. Tried the first school gun case in our county which caused the creation of the Educational Guardian ad Litem position within Iowa State law.

Education

Ph.D. Michigan State University [Awarded]
Horticultural Plant Breeding and Genetics

Ph.D. Michigan State University [Not Awarded]
Plant Pathology, Statistics

M.S. University of Maryland
Horticultural Plant Breeding and Genetics

B.S. University of Maryland
Horticulture - Olericulture



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-04,
Electing District Officers

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

- Section 1. _____ is elected Chairperson.
- Section 2. _____ is elected Vice Chairperson.
- Section 3. Vivian Carvalho _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Kwame Jackson _____ is elected Assistant Secretary.
Venessa Ripoll _____ is elected Assistant Secretary.
- Section 4. Jennifer Glasgow _____ is elected Treasurer.
- Section 5. Amanda Lane _____ is elected Assistant Treasurer.
Rick Montejano _____ is elected Assistant Treasurer.
Verona Griffith _____ is elected Assistant Treasurer.
Amy Champagne _____ is elected Assistant Treasurer.
- Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ___ DAY OF _____ 2026.

ATTEST:

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Draft Fiscal Year 2027 Operations
& Maintenance Budget



Parker Road CDD

FY27 Proposed Budget

PFM Management Services LLC.
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900



Parker Road CDD
Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

	Actual thru 2/28/26	FY 2026 Anticipated March-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Proposed FY 2027 Budget
Revenues					
Maintenance Assesments	\$ 1,672,030.97	\$ 217,920.72	\$ 1,889,951.69	\$ 1,889,951.69	\$ 1,889,951.69
Other Income & Other Financing Sources	15.01	-	15.01	-	-
Keys	405.26	-	405.26	721.00	400.00
Rental	4,875.00	-	4,875.00	12,537.70	4,875.00
Membership	-	-	-	2,100.00	-
Net Revenues	\$ 1,677,326.24	\$ 217,920.72	\$ 1,895,246.96	\$ 1,905,310.39	\$ 1,895,226.69
General & Administrative Expenses					
Supervisor Fees	\$ 1,600.00	\$ 2,400.00	\$ 4,000.00	\$ 3,600.00	\$ 6,000.00
Trustee Services	5,724.23	2,575.77	8,300.00	8,300.00	8,600.00
Public Official Insurance	3,444.00	-	3,444.00	3,655.00	4,132.80
District Management	13,125.00	18,375.00	31,500.00	31,500.00	33,000.00
Engineering	250.00	350.00	600.00	1,000.00	1,000.00
Disclosure Agent	6,250.00	3,750.00	10,000.00	10,000.00	10,000.00
Property Appraiser	-	75.00	75.00	75.00	75.00
District Counsel	2,437.50	7,562.50	10,000.00	10,000.00	10,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	500.00	500.00	500.00	500.00
Audit	-	5,600.00	5,600.00	5,600.00	5,800.00
Arbitrage Calculation	600.00	-	600.00	1,200.00	600.00
Tax Document Preparation Fee	-	84.00	-	84.00	84.00
Legal Advertising	1,372.00	823.20	2,195.20	2,500.00	2,500.00
Miscellaneous office	1,244.73	726.09	1,970.82	2,000.00	2,000.00
Bank Fees	1,254.80	1,756.72	3,011.52	4,000.00	4,000.00
Storage	675.96	-	675.96	3,347.52	-
Contingency- Incl Hurricane cleanup	9,113.49	62,479.37	71,592.86	176,000.00	222,185.01
Web Site Maintenance	1,000.00	1,880.00	2,880.00	2,880.00	2,880.00
Dues, Licenses, and Fees	313.29	-	313.29	475.00	475.00
General Insurance	6,736.00	-	6,736.00	4,835.00	8,083.20
Crime Insurance	500.00	-	500.00	500.00	600.00
Reserve	8,222.98	226,777.02	235,000.00	235,000.00	246,000.00
Total General & Administrative Expenses	\$ 76,363.98	\$ 335,714.67	\$ 411,994.65	\$ 519,551.52	\$ 581,015.01
Field Expense					
Field Management	\$ 6,831.00	\$ 9,733.50	\$ 16,564.50	\$ 16,686.00	\$ 16,686.00
Security	-	-	-	10,000.00	10,000.00
Security System	5,646.34	6,207.70	11,854.04	12,000.00	13,000.00
Electric - Street Lights/ private lighting	4,114.00	8,228.00	12,342.00	14,000.00	14,000.00
Water Reclaimed	13,309.55	18,633.37	31,942.92	22,500.00	32,000.00
Conservation Area Maintenance	8,625.00	6,160.71	14,785.71	26,880.00	20,000.00
General Repair & Maintenance	20,291.67	14,494.05	34,785.72	30,900.00	40,000.00
Irrigation Repairs	15,725.00	11,232.14	26,957.14	40,000.00	40,000.00
Landscape Maintenance (Section 1)	217,026.00	155,018.57	372,044.57	454,555.00	392,812.00
Landscape Maintenance (Section 2)	-	-	-	-	206,124.00
Landscape Improvements	9,655.50	13,517.70	23,173.20	50,000.00	50,000.00
Maintenance Person	29,080.13	41,512.27	70,592.40	70,592.40	70,592.40



Parker Road CDD

Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

	Actual thru 2/28/26	FY 2026 Anticipated March-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Proposed FY 2027 Budget
Mulch	-	45,000.00	45,000.00	45,000.00	45,000.00
RPB Maintenance	-	60,000.00	60,000.00	60,000.00	60,000.00
Stormwater Reporting	-	-	-	2,000.00	2,000.00
Pressure Clean Curbs and Walks	8,155.00	51,845.00	60,000.00	60,000.00	60,000.00
Total Field Expenses	\$ 338,459.19	\$ 441,583.02	\$ 780,042.21	\$ 915,113.40	\$ 866,090.40
<u>Amenity Expenses</u>					
Lifestyle Programming	\$ 22,169.25	\$ 10,380.75	\$ 32,550.00	\$ 32,550.00	\$ 32,550.00
Lifestyle Coordinator	25,888.74	36,563.76	62,452.50	62,452.50	65,575.06
Amenity - Dumpster	2,141.60	1,529.71	3,671.31	2,600.00	4,000.00
Amenity - Cable & Internet	3,539.41	5,032.58	8,571.99	6,000.00	8,700.00
Amenity - Insurance	33,010.00	-	33,010.00	36,563.00	39,612.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	37,500.00	52,500.00	90,000.00	52,762.00	-
Amenity - Pool Maintenance	7,150.00	14,400.00	21,550.00	22,200.00	22,200.00
Amenity - Pool Repair	4,623.66	13,435.64	18,059.30	12,000.00	24,000.00
Amenity - Gas (Pool Heating)	10,875.89	15,226.25	26,102.14	30,000.00	30,000.00
Amenity - Gates/ Control Access	1,153.07	1,368.84	2,521.91	5,500.00	5,500.00
Amenity - Janitorial	765.02	1,071.03	1,836.05	5,500.00	5,500.00
Amenity - Maintenance	15,733.15	9,177.67	24,910.82	25,000.00	33,500.00
Amenity - Electric	12,481.00	17,473.40	29,954.40	35,000.00	35,000.00
Amenity - Reclaimed Water	20,568.13	11,998.08	32,566.21	27,000.00	33,000.00
Amenity - Manager	38,782.92	51,567.08	90,350.00	90,350.00	90,350.00
Amenity - Mulch	-	11,600.00	11,600.00	11,600.00	11,600.00
Lifestyle Capital	440.65	616.91	1,057.56	6,571.25	2,637.50
Fitness Facility - Maintenance	3,163.73	4,429.22	7,592.95	12,000.00	12,000.00
Tennis Courts/Basketball Court/Pickleball Court	758.56	1,061.98	1,820.54	5,000.00	5,000.00
Employee Holiday Bonus	1,500.00	-	1,500.00	1,500.00	-
Employee Recognition Luncheons (4x Annually)	125.52	-	125.52	600.00	-
Utility Cart	-	-	-	500.00	-
Amenity - Pest Control	758.00	2,266.00	3,024.00	3,024.00	3,024.00
Total Amenity Expenses	\$ 243,128.30	\$ 259,557.90	\$ 501,928.20	\$ 486,397.75	\$ 463,873.56
Total Expenses	\$ 657,951.47	\$ 1,036,855.59	\$ 1,693,965.06	\$ 1,921,062.67	\$ 1,910,978.97
<u>Other Income (Expense)</u>					
Interest Income	\$ 9,384.81	\$ 13,138.73	\$ 22,523.54	\$ 15,752.28	\$ 15,752.28
Total Other Income (Expense)	\$ 9,384.81	\$ 13,138.73	\$ 22,523.54	\$ 15,752.28	\$ 15,752.28
Net Income (Loss)	\$ 1,028,759.58	\$ (805,796.14)	\$ 223,805.44	\$ (0.00)	\$ (0.00)



Parker Road CDD Fiscal Year 2027

Budget Item Description

Revenues:

Maintenance Assessments

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

Other Income & Other Financing Sources

Revenue received from sale of keycards, and amenity rental

Memberships

District revenue collected for participation in events and related activities

General & Administrative Expenditures:

Supervisor Fees

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

Trustee Services

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

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

District Management

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

Engineering

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

Disclosure Agent



Parker Road CDD

Fiscal Year 2027

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

Property Appraiser

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

District Counsel

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

Assessment Administration

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

Reamortization Schedules

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

Audit

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

Arbitrage Calculation

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

Tax Document Preparation Fee

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

Miscellaneous -Office/Admin

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

Legal Advertising

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



Parker Road CDD

Fiscal Year 2027

Bank Fees

Financial institution service and transaction charges.

Storage

Storage rental for amenity and maintenance items.

Contingency

Other expenses incurred throughout the year.

Web Site Maintenance

Web site maintenance fee for the district website.

Dues, Licenses & Fees

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

General Insurance

General liability insurance.

Crime Insurance

Insurance for crime committed on CDD property.

Reserve

Funds set aside for extraordinary expenses not otherwise budgeted for.

Field Expenditures:

Field Management

Leland Management Fee.

Security/ Security System

Security measures for the District.

Electric-Street Lights/Irrigation

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

Water Reclaimed



Parker Road CDD

Fiscal Year 2027

Water used for irrigation

Conservation Area Maintenance

Maintenance of conservation area.

General Repair & Maintenance

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

Irrigation

Inspection and repair of irrigation system.

Landscape Maintenance & Material

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

Landscape Maintenance Phase 5A East and West and 5B

Contracted landscaping for Phase 5A East and West and 5B.

Additional Landscaping

Additional landscaping services needed.

Landscape Improvements

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

Maintenance Person

On site maintenance person to maintain the grounds.

Mulch

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

RPB Maintenance

Maintenance of the retention pond bank.

Pressure Clean Curbs and Walks

Pressure wash of the common areas of the District.



Parker Road CDD

Fiscal Year 2027

Stormwater Reporting

Report required every five years from licensed engineer.

Amenity Expenses:

Lifestyle Programming

Community Events and activities.

Lifestyle Coordinator

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

Amenity - Dumpster

Waste pickup services.

Amenity – Cable & Telephone

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

Amenity - Insurance

Insurance to protect property and cover casualty.

Amenity - Dues & License

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

Amenity - Landscape Maintenance

Landscape maintenance of the amenity center grounds.

Amenity - Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity – Pool Preventative Maintenance

Maintenance to address normal wear and tear.

Amenity - Gates/Control Access

Cost to maintain the Gates.

Amenity - Janitorial



Parker Road CDD

Fiscal Year 2027

Janitorial services and supplies for the clubhouse or amenity center.

Amenity - Maintenance

Repairs and maintenance to facility within the District.

Amenity - Electric

The clubhouse requires electricity and running water to operate effectively.

Amenity – Gas (Pool Heating)

Gas for amenity center.

Amenity – Reclaimed Water

Water used for irrigation of amenity property.

Amenity - Manager

Fees for onsite Amenity manager contracted with Leland.

Amenity - Mulch

Replacement of mulch.

Amenity - Fitness Facility Maintenance

Maintenance of fitness equipment in the amenity center.

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

Maintenance of tennis courts and basketball courts owned by District.

Amenity - Pest Control

Pest control services.

Lifestyle Capital

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

Employee Holiday Bonus

Bonus paid to onsite staff.

Employee Recognition Luncheons (4x Annually)

Luncheons for employee recognition.



Parker Road CDD Fiscal Year 2027

Utility Cart

Maintenance of utility cart to use for the onsite staff.

Other Income:

Interest Income

Interest earned on Money Market account.



Parker Road CDD
Proposed Debt Service Fund Budget
Series 2007A & 2020A Special Assessment Bonds FY 2027

Description	Proposed FY 2027 Budget
<u>Revenues:</u>	
Assessments	\$1,477,404
Total Revenues	\$1,477,404
<u>Expenditures:</u>	
Series 2007A - Interest 11/1/26	\$134,120
Series 2007A - Interest 5/1/27	\$134,120
Series 2007A - Principal 5/1/27	\$290,000
Series 2020A - Interest 11/1/26	\$184,099
Series 2020A - Interest 5/1/27	\$184,099
Series 2020A - Principal 5/1/27	\$245,000
Total Expenditures	\$1,171,439
Excess Revenues / (Expenditures)	\$305,965
Series 2007A - Interest 11/1/27	\$126,000.00
Series 2020A - Interest 11/1/27	\$179,965.00
	\$305,965.00



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Discussion of Dog Park Project

a. Resident Survey Results

As of 3/19/2026 @ 3:45 PM

Owners		
Location	Count	Percentage
I am Neutral	34	14.11%
No - I am not in support of the location	80	33.20%
Yes - I am in support of the location	127	52.70%
Grand Total	241	100.00%

Dog Park	Count	Percentage
I am Neutral	33	13.58%
No - I am in opposition	74	30.45%
Yes - I am in support	136	55.97%
Grand Total	243	100.00%

Renters		
Location	Count	Percentage
I am Neutral	1	16.67%
No - I am not in support of the location	1	16.67%
Yes - I am in support of the location	4	66.67%
Grand Total	6	100.00%

Dog Park	Count	Percentage
I am Neutral	0	0.00%
No - I am in opposition	0	0.00%
Yes - I am in support	6	100.00%
Grand Total	6	100.00%

Other		
Location	Count	Percentage
I am Neutral	1	100.00%
No - I am not in support of the location	0	0.00%
Yes - I am in support of the location	0	0.00%
Grand Total	1	100.00%

Dog Park	Count	Percentage
I am Neutral	0	0.00%
No - I am in opposition	0	0.00%
Yes - I am in support	1	100.00%
Grand Total	1	100.00%



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of the:

- a. February 20, 2026, Board of Supervisors' Meeting
- b. March 27, 2026, Board of Supervisors' Special Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, February 20, 2026
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	(via phone)
Gary Gossman	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager – PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	
Kiara Cuesta	District Accountant – PFM Group Consulting LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destyni Dawson	Administrative Assistant – Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	

Various residents and audience members present and on the phone.

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Mr. Jackson called the meeting of the Parker Road Community Development District Board of Supervisors to order at 11:31 a.m. and roll call was initiated. A quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are also listed above.

Public Comment Period

Mr. Jackson gave an overview of the public comment period process.

A resident commented regarding the retention pond and swale. She noted there is no grass in that area.

A resident commented on the proposed dog park location and visibility.

A resident, on the phone also commented on the dog park.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes.

Mr. Momol commented regarding ratification of Invoice #9124 from the previous minutes and noted the work has not been completed to satisfaction. He noted he would like to rescind his vote for ratification on that invoice. Mr. Rice agreed.

Ms. Carvalho noted that the minutes will reflect their disagreement with Invoice #9124. However, the vote from a previous meeting cannot be changed.

ON MOTION by Mr. Rice, seconded by Mr. Momol, with all in favor, the Board approved the Minutes of the November 21, 2025, Board of Supervisors' Meeting.

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

Mr. Jackson noted this resolution is regarding the amenity center rates and fees. Previously, the public hearing was scheduled for the current meeting but needs to be rescheduled based on the notice requirements. District Management recommended holding the public hearing at the April meeting.

There was brief discussion regarding the additional policy changes. Mr. Jackson noted the pickleball court policies will not be a part of these changes, as there are no related fees. Any changes to the amenity policies will be sent to the Board for review prior to the public hearing.

ON MOTION by Ms. Ezzell, seconded by Mr. Momol, with all in favor, the Board approved Resolution 2026-03, Resetting a Public Hearing Date on Adoption of Revised Amenity Policies, with a date of April 17, 2026.

Consideration of Amendment to Fitness Center Opening Hours

Mr. Jackson gave an overview and noted this is concerning extending the Fitness Center hours until 1:00 a.m. based on resident requests.

Ms. Ezzel noted concern with minors entering the Fitness Center with no supervision.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board did not approve the amendment to Fitness Center Opening Hours.

Ms. Carlino-McGowan noted there have been resident requests to extend the basketball hours to 10:00 p.m. It was noted there are no court lights at this time.

Mr. Momol recommended having an explanation for all agenda items for Board review.

There was brief discussion regarding the amenity hours and issues with minors using the amenities without supervision.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board did not approve the adjustment to the Basketball Court.

Ms. Carlino-McGowan will send out the updated information to residents.

Consideration of Volunteer Workers' Compensation Insurance Policy for Board Members

Ms. Carvalho gave an overview and noted that this would cover the Board Supervisors when completing site visits with vendors or walking the grounds with Ms. Carlino-McGowan. This estimated annual amount is \$800.00.

There was brief discussion regarding insurance and coverage.

Mr. Momol noted he is planning to have a site visit for landscaping once a month with Ms. Carlino-McGowan.

There was brief discussion regarding having a liability waiver form. District Counsel recommended the insurance policy.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board approved the Volunteer Workers' Compensation Insurance Policy for Board Members.

Consideration of Proposals for Sidewalk Repairs

Mr. Jackson noted these proposals are for amenity sidewalk repairs throughout the community. Three proposals have been received. The District Engineer has recommended the proposal from Worten Construction, in the amount of \$9,700.00. It was noted this is for complete repair, not patching.

There was brief discussion regarding the scope of work. It was noted there are 17 areas to be repaired.

Mr. Momol recommended acquiring a revised proposal with more details and addition of a map.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Worten Construction Proposal for Sidewalk Repairs with a not-to-exceed of \$9,700.00, contingent upon adding a detailed scope of work and project map, and authorized the Chair/Vice Chair to have final execution.

Consideration of Proposals for Alleyway Drain Repairs

Mr. Jackson gave an overview of two proposals and noted the scope of work was different in both proposals. The District Engineer has recommended acquiring additional proposals with the same scope of work.

There was brief discussion regarding the issue. District Management will send photos and the location to the Board for review.

This item was deferred.

Consideration of Proposal for Kubota Utility Vehicle Maintenance

Ms. Carlino-McGowan gave an overview and noted the Kubota will receive maintenance at 50 hours. It is currently at 30 hours.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Proposal for Kubota Utility Vehicle Maintenance.

Consideration of Proposal for Clubhouse Back Patio Replacement Television

Ms. Carlino-McGowan gave an overview and noted the current television has a black line across the screen when viewing. She recommended purchasing an outdoor television.

Ms. Ezzell gave an overview of the purchasing approval process and noted she has indoor televisions on her personal back patio with no issues. She recommended a less expensive option.

It was noted that placing an indoor television outside voids the warranty and risks fire hazard.

There was brief discussion regarding installation of the television and the scope of work.

Ms. Hill noted Sam's Club has a television within the \$1,000.00 not-to-exceed amount.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved a not-to-exceed of \$1,000.00 including installation, for a 75" – 80" Television, for the Clubhouse Back Patio Replacement Television.

Review of Proposed Pickleball Court Rules and 'Open Play' Approach

Ms. Carlino-McGowan gave an overview of the pickleball court rules that will be added to the Amenity Center policies.

Ms. Carlino-McGowan noted residents are requesting "open play". She gave an overview of "open play" and recommended allowing this at two of the four courts. This will require purchase of two rack rotators.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Proposed Pickleball Court Rules and authorized the Chair to execute the final resolution.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the "open play" approach courts and a not-to-exceed of \$200.00 for the rack rotators.

Ms. Carlino-McGowan noted the tennis courts currently have pickleball court lines painted on them.

It was noted that when the tennis courts need resurfacing, the pickleball court lines will be removed.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board authorized the tennis court to only be used for tennis purposes.

A resident, on the phone, commented regarding the dog park. Mr. Jackson recommended sending an email to District Management as the public comment period had been closed.

Consideration of Proposals Related to the Pickleball Court

- a. **Garbage Cans**
- b. **Rules Sign**
- c. **Windscreen**
- d. **Security Cameras**

Mr. Jackson gave an overview of the two proposals for garbage cans at the pickleball court gates.

Ms. Carlino-McGowan gave an overview of the costs.

The Board agreed on two black garbage cans.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Garbage Can Proposal related to the Pickleball Court from Global Industrial in the amount of \$999.90.

Mr. Jackson gave an overview of the signage for the pickleball courts.

Ms. Carlino-McGowan gave an overview of the costs.

Ms. Ezzell recommended amending the wording to include “Reservations Required for Courts 1 and 2”, “Courts 3 and 4 Open Play”.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Rules Sign Proposal related to the Pickleball Court from Onsite, with the amended wording.

Ms. Carlino-McGowan gave an overview of the windscreen and noted the pickleball court proposal is for \$3,600.00. It was noted that currently, there are no windscreens around the tennis courts. Tennis court windscreens would increase the cost to \$7,200.00.

There was brief discussion regarding the usage and the estimated lifetime of windscreens.

Mr. Rice recommended having windscreens for the baselines only.

Ms. Hill also recommended getting the windscreens for the baselines and noted they will have to be removed when hurricanes and storms happen.

There was discussion regarding the budget. Ms. Carvalho gave an overview of the budget breakdown process for projects.

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with Mr. Momol opposed, and all others in favor, the Board approved the Windscreen Proposal related to the Pickleball Court for baselines for the pickleball and tennis courts and authorized the Chair/Vice Chair to have final execution.

Ms. Carlino-McGowan will follow up with a new proposal cost.

Ms. Carlino-McGowan gave an overview of the security camera proposal from Envera. This will add two cameras with monitoring for the pickleball courts.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Security Camera proposal related to the Pickleball Court from Envera.

Consideration of Lawn Enforcement Proposals:

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

Mr. Jackson gave an overview of the proposals.

Ms. Carlino-McGowan reviewed an additional landscaping request. The vendor has recommended that instead of replacing the annuals at this time, to place pine straw at the ponds. The annuals will be replaced in April.

There was brief discussion regarding the location for pine straw and the vendor's performance.

Mr. Rice noted the vendor is not meeting their obligations or completing satisfactory mulch placement.

Ms. Carvalho noted she will be communicating the concerns with Lawn Enforcement.

Mr. Jackson noted proposals #7514 and #7595 will be deferred until District Management has had communication with the vendor.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the pine straw at the ponds instead of replacement of the annuals at this time, contingent upon a location map being provided by Lawn Enforcement.

Ms. Carlino-McGowan gave an overview of the shed landscaping. It was noted that the lack of satisfactory landscaping will be communicated to the vendor.

There was lengthy discussion regarding the vendor issues.

Ms. Carlino-McGowan noted she has requested additional proposals, but none were received for the landscape lighting, except from Lawn Enforcement. It was noted this is a safety issue.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved Proposal #7482 from Lawn Enforcement, for Replacing Landscape Lighting Fixtures at Amenity Center.

Mr. Jackson gave an overview of Proposal #7484 and noted this is for sod replacement at the lift station. This damage was most likely done by a fire truck.

ON MOTION by Mr. Rice, seconded by Mr. Momol, with all in favor, the Board approved Proposal #7484 from Lawn Enforcement, for Replacing Damaged Sod.

Ms. Carlino-McGowan recommended having a not-to-exceed amount for the pickleball court landscape construction as the County will not close out the permit until that is completed.

Mr. Jackson gave an overview of the proposal for the pickleball courts.

There was lengthy discussion regarding the pickleball court landscaping and cost.

Ms. Carlino-McGowan will follow up with ICI regarding tree mitigation.

Ms. Carvalho gave an overview of the approval process for the Chair outside of a meeting.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved a not-to-exceed of \$10,000.00 for mulch and sidewalks, subject to County approval.

Mr. Rice noted the issues with the vendor need to be rectified prior to future proposals being approved.

Update on Dog Park

Ms. Hill gave an update on the Dog Park and noted the current planned location would be behind the storage building near the retention pond. This is a centralized location that is not right up against homes.

Ms. Hill gave an overview of the Dog Park size and noted there would be trees planted for shade and sidewalks will also have to be installed. She has submitted the ARB request and recommended sending out a resident survey for location approval with a week's response deadline.

It was noted this is not the first ARB request. Ms. Hill gave an historical background overview related to the dog park location.

There was brief discussion regarding community involvement and dog park location. It was noted this project has received approval numerous times.

Ms. Hill noted the proposed location has natural tree shade.

There was discussion regarding the dog park map layout and sending an email blast to residents.

Ms. Carvalho gave an overview of the project process.

Ms. Hill noted this location is the place most likely to be approved.

There was brief discussion regarding the ARB approval versus resident approval. It was noted the previously proposed location was not approved by the ARB.

Discussion of Budget for Future Projects

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

Mr. Jackson gave an overview.

Ms. Hill noted the dog park budget was previously approved with a not-to-exceed amount.

Ms. Carvalho noted the concepts have been approved, but the budget needs to be reviewed each year regarding future projects.

Ms. Carlino-McGowan noted that two of the projects being discussed have previously been approved, but there are other future projects that need consideration. It is recommended that these projects have their own line item within the budget.

Ms. Glasgow gave an overview of the contingency funds and expenses. She noted the projects need to be spaced out over the next few years and each need their own line item for full transparency.

There was brief discussion regarding the budget for future projects.

Mr. Momol noted there needs to be a line item for annual mulch. Ms. Carvalho noted this is already included in the budget.

It was noted each project needs to be implemented into the budget with a cost. Currently, the District has \$100,000 in contingency funds. All pickleball costs have come out of the contingency.

Ms. Glasgow noted \$142,459.00 has been spent on the pickleball courts. Ms. Carlino-McGowan noted the original approved amount was \$130,000.00.

Mr. Jackson noted the recommendation is to move the dog park project to Fiscal Year 2027.

Mr. Rice noted the difference between needs versus wants for the community.

There was discussion regarding the budget for projects and creating line items for each.

Ms. Glasgow will work on a complete analysis of the pickleball court expenditures compared to the original proposed cost for the next meeting.

There was continued discussion regarding the dog park project and budgeting project process.

Ms. Hill recommended continuing with the ARB process and resident survey but agreed to hold off project approval until Fiscal Year 2027.

Mr. Jackson noted that based on the Board's consensus, moving forward project line items will be included in the budget, and Ms. Hill will continue with the process of the dog park and resident survey.

There was brief discussion regarding the resident survey, and it was noted that the Board is not obligated to vote in alignment with the survey results. Ms. Hill will work with District Counsel on the resident survey wording.

Mr. Momol recommended approval of the irrigation system update as soon as funds are available if it is to the detriment of current plant life. Mr. Jackson noted this is for a completely new system, not repairs.

Mr. Momol also commented on the pool waterline tiles. Ms. Carvalho noted this will be discussed in the Fiscal Year 2027 budget as it is for full replacement, not repairs.

Discussion of Compensation Matters Regarding Berman Staff

Mr. Davenport gave an overview and noted this is for staff bonuses, which is subject to employee reviews.

Ms. Carvalho gave a historical overview and noted the amount is still under the budgeted amount for Berman staffing.

There was brief discussion regarding the bonus amounts and the budget. It was noted this is solely for Ms. Carlino-McGowan's compensation.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Compensation Regarding Berman Staff.

Ratification of:

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

Mr. Jackson noted these were previously approved and are solely for ratification.

There was brief discussion regarding ratification of the proposals. It was noted all future Lawn Enforcement proposals and issues will be directed to Mr. Momol before approval.

Mr. Momol reviewed issues with the ratified proposals from Lawn Enforcement.

There was lengthy discussion regarding the Lawn Enforcement proposals.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with Mr. Momol and Mr. Rice opposed to Items g., h., and i., and all others in favor, the Board ratified Proposals a. – m.

**Ratification of Payment Authorization
Nos. 325 - 336**

The Board reviewed the payment authorizations.

Mr. Jackson noted these were previously approved and are solely for ratification.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with Mr. Momol opposed, and all others in favor, the Board ratified Payment Authorization Nos. 325 – 336.

**Review of District Financial
Statements**

The Board reviewed the district financial statements as of January 2026.

Mr. Momol will be having a meeting with Ms. Glasgow regarding the budget process.

Ms. Hill will follow up with Ms. Glasgow to schedule a meeting.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Momol commented regarding the difference between the RFP process and the contract process. Ms. Buchanan will review the documents and contact Mr. Momol. Mr. Momol can also contact District Management with any questions.

District Engineer – No report.

District Manager – Mr. Jackson noted the next meeting scheduled for April 17, 2026. This will include the Public Hearing on the Amenity Center policies.

Ms. Carvalho noted the April meeting will include a draft budget for the Fiscal Year 2027.

Field & Lifestyle – The reports were included in the agenda for the Board’s review.

Mr. Momol commented on the diseased trees proposal and noted he will assess the trees.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors’ Requests

Mr. Momol commented on the assessments’ cost and recommended having a budget workshop for residents.

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. Gossman, seconded by Ms. Ezzell, with all in favor, the February 20, 2026, Board of Supervisors’ Meeting of the Parker Road Community Development District was adjourned at 2:16 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING
Friday, March 27, 2026
11701 SW 30th Avenue, Gainesville, FL 32608
12:00 p.m.**

Board Members present at roll call:

Tara Ezzell	Chairperson	
Marshal Rice	Vice Chair	
Kelsy Hill	Assistant Secretary	(via phone)
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)
Kiara Cuesta	District Accountant – PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Wes Haber	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destyni Dawson	Administrative Assistant – Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	

Various residents and audience members present and on the phone.

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 12:03 p.m. and roll call was initiated. A quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are also listed above.

Public Comment Period

A resident commented regarding his opposition to the dog park and noted there are several green spaces within the community for dogs to use. He also noted his opposition to the location, the additional noise, and the possible liability insurance issues for the District. He recommended putting the dog park near the school.

Several other residents commented regarding their opposition to the dog park as well, noting the additional noise, sanitary/environmental issues, liability insurance, and the fact that Oakmont is a luxury community, which a dog park does not align with.

Residents requested to review the raw data from the resident survey regarding the dog park.

District Counsel requested any sources of information that the residents used to be sent to her for the record.

Mr. Momol commented regarding the budget and continued maintenance needed for the dog park. He also reviewed issues with previous project designs.

Ms. Murphy, a resident, commented regarding her opposition to the dog park, the need for shade on the playground, and recommended not using magnolia trees for landscaping.

A resident commented suggesting delaying the pickleball courts.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Review and Consideration of Pickleball Court Project Matters

- a. Memorandum - Architectural Review Board Application and Subsequent Direction**
- b. Project Background - Kevin McGee**
- c. Expense Report**
- d. Landscape Design**

Ms. Carvalho gave an overview of the agenda.

Ms. Carvalho reviewed the memorandum related to the pickleball courts and the project background. It was noted the memorandum included the budget allocation and expense report.

Ms. Carvalho gave an overview of the current outstanding payments for vendors and permitting.

Ms. Carvalho reviewed the minimal landscape design that was previously approved and noted the County, District Engineer, and the ARB all needed to approve the revised design. The ARB has stated any deviation from the original landscaping plan will result in a denial of the previously approved application. The ARB has stated they will waive the application fee as all designs will need to be resubmitted for consideration. The landscaping design will need to be the original design that was submitted for approval, consistent with the design of the tennis courts landscape.

It was noted Mr. Momol, prior to resignation, provided a landscaping recommendation. However, it is not consistent with the tennis court.

Ms. Carvalho noted the total cost overage for the pickleball project is approximately \$21,000.00. It was noted there are line items that can be adjusted to fund this amount. The project needs to

be completed, as it is approximately 75% complete. There will be reconciliation reports for all ongoing District projects, including the pickleball court.

There was brief discussion regarding the budget and expenses.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved the Architectural Review Board Application for landscape design, with Proposal 7796 from Lawn Enforcement, in the amount of \$31,768.00.

Ms. Carvalho noted once the ARB application is approved, the pickleball timeline will be finalized.

Ms. Carlino-McGowan will send out a pickleball timeline update once the application is approved.

Review and Discussion of Dog Park Project Matters

a. Resident Survey Result

b. Resident Correspondence

Ms. Carvalho gave an overview and noted this project has been deferred to next fiscal year. There was a previous resident survey completed, which showed interest in beginning this project. Another resident survey has recently been completed. Ms. Hill has been the Board liaison regarding this project.

Ms. Carvalho noted there is an open public records request regarding the survey and the records will be provided.

Ms. Hill gave an overview of the dog park and the survey results. She noted the April 17th meeting was previously determined to be the Board meeting that this project was to be discussed and to provide the survey results. She understood the residents' concerns and noted there was some misinformation regarding the project. It was noted this project has been in process for two years. There were no survey responses accepted past the closing date of the survey. It was noted several households submitted the survey multiple times, although they were asked not to. This caused several inconsistencies in responses. However, Ms. Hill contacted each address that had those issues. It was noted no address is more valuable than another, as everyone is taxed at the same rate. The survey was not a vote, but data collection to gain information for the present time based on current residents. The survey feedback gauged the interest in the dog park and the proposed location.

Ms. Hill thanked everyone for their comments and noted most people commented that the playground should be the priority. It was noted other comments related to the timeline of the pickleball court opening. She also noted two veterinarians in the community provided great insight. The results are not ready to be discussed in finality at this time.

Ms. Hill noted her concern with residents soliciting other homes and spreading misinformation. It was noted the survey design, survey method, and deadlines were all discussed previously with the Board and approved. There have been several ARB applications submitted for the dog park. The liability insurance issues are not a discussion at this time as the dog park project plan has not yet been finalized. At the April meeting, the Board will determine whether this is an amenity and location that the Board will continue to pursue. If approved, all necessary processes will be completed, including budgeting, bringing in experts, and reviewing liability and concerns.

Ms. Hill, although the Board liaison for this project, remains neutral in her capacity to review and analyze the data. She noted the survey does disclose that the map provided is a representation and not to scale.

Ms. Hill responded to residents' comments from the public comment period. It was noted one of the websites referenced by a resident was the ICI builder's website, not the Parker Road CDD website. Ms. Hill noted the dog park would be a Parker Road CDD amenity and covered under the current amenity policies that are posted on the District's website.

Ms. Hill gave an overview of the process related to the project and noted the dog park's budget is currently set at a not-to-exceed amount of \$40,000.00. She noted residents can still provide feedback, but those results will not be included in the survey data. It was noted that Mrs. Momol created a petition opposing the dog park that provided responses from 62 homes. She noted that there is no solicitation allowed within the community. Ms. Hill thanked Mr. Momol for his work regarding the vegetation and fencing for the dog park.

Ms. Hill noted that the playground shade structure is to be considered during fiscal year 2027 budget process.

Ms. Hill noted there was great engagement regarding the survey and all findings will be shared with District Management to send to the Board for review.

Ms. Carvalho noted no decision will be made at today's meeting and this item will remain on the agenda for the April Board meeting.

Ms. Ezzel thanked Ms. Hill for her hard work on the project and encouraged residents to apply for the vacant Board Seat. She also noted during the previous survey that the first item that residents requested was the pickleball court, the second item was the dog park, and the third item was the playground sunshade.

Mr. Rice commented regarding Mr. Gossman being affiliated with the ARB Board and possible conflict of interest.

Mr. Gossman gave an overview of the ARB Board and the process related to ARB approvals.

Ms. Carvalho noted the CDD has no control over the HOA and there is no conflict of interest.

Ratification of Southern Escapes Pool Emergency Repair

Ms. Carvalho gave an overview and noted it was a significant repair that took place between meetings. This is solely for ratification.

Ms. Carlino-McGowan gave an overview of the repaired issue.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board ratified the Southern Escapes Pool Emergency Repair.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for April 17, 2026 and recommended holding a budget workshop at that time. The April agenda will include finalizing the decision for the dog park and appointing a new Board member. The proposed budget meeting will be moved to a May special Board meeting.

There was brief discussion regarding the date to hold a May meeting. The Board agreed to hold the special Board meeting on May 15th, 2026, at 11:30 a.m., at the current location.

There was also brief discussion regarding the Public Hearing for the budget and upcoming meeting dates. The Board agreed to adjust the July meeting date to July 17th, 2026, at 11:30 a.m., and the Public Hearing for the budget on August 21st, 2026, at 11:30 a.m. District Management will send out updated calendar invites.

ON MOTION by Ms. Ezzel, seconded by Mr. Gossman, with all in favor, the Board approved the updated meeting dates of May 15th and July 17th, and set the Public Hearing on the Adoption of the FY27 Budget for August 21st, 2026, at 11:30 a.m.

Ms. Carvalho noted that Mr. Momol has submitted his letter of resignation from the Board.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzel, with all in favor, the Board accepted Mr. Momol's Letter of Resignation.

Ms. Carvalho gave an overview of the process for the Board's vacant seat. It was noted that if a person is nominated at the beginning of the April meeting, they can be sworn in and sit on the Board at that meeting.

Ms. Carlino-McGowan will send out an email blast to residents regarding the Board vacancy.

Field & Lifestyle – No report.

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There were no comments or requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the March 27, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 1:16 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Proposals for
SW 119 Terrace Asphalt Milling and Resurfacing

- a. RE Arnold
- b. Watson Construction
- c. Whitehurst LLC





Bid Proposal

Date: January 23, 2026

Attn: Parker Road Community Development District
Gainesville, FL
Subject: Mill and Resurface Alley Road

R.E. ARNOLD CONSTRUCTION INC., (A Florida Corporation) hereby propose to furnish all labor, materials, supervision, insurance and equipment to perform the construction work contained herein on the aforementioned project as follows:

Scope of Work

- Mill and resurface to improve drainage and surface of existing alley way
- New asphalt will match driveway aprons flush

Material

- Asphalt 45 tons x 125
- Tack

Lump Sum Total

\$ 29,910.00

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the bid proposal.

R.E. Arnold Construction Inc.
Ronald Arnold, Sr., President

Parker Road CDD
Authorized Signature



Watson Construction Company, LLC

License CGC1510498

940 N.W. 247th Drive • Newberry, FL 32669 • 352-472-9157 • FAX 352-472-2520

April 8, 2026

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

Attn: Alisa

Project: Milling & Resurface at the 2700 block between SW 118th Ter & SW 119th Ter

Please accept the following cost proposal for the scope of work below.

Proposal: Milling & Resurface

1. Mobilization & locates
2. Mill pavement
3. Cleanup edges
4. Tack
5. Place asphalt pavement

Bid Amount: \$28,025

Note:

Exclusions: Permit, Pavement markings, Removal & replacement of unsuitable soil, Testing, Sod/grassing

Your review of the above proposal and prompt response will be appreciated. If you have any questions or comments, please call me at (352) 472-9157. Price is good for 30 days. Payment due upon completion of work.

Sincerely,

Dean Dabney

Approved by

Date



WW Whitehurst, LLC

18691 NE 40th Street
Williston, FL 32696
(352) 214-3837
tisha@wwwwhitehurstllc.com

Estimate

Date	Estimate #
2/19/2026	0240

Name / Address
Oakmont Parker Road CDD

			Project
Description	Qty	Cost	Total
Asphalt Installation-Mill and Replace 1.5" SP 9.5 Scope of Work: Mill 1.5" and replace 1.5" with SP 9.5: Area will be cleaned upon completion of project Job Location: Oakmont Alleyway	596	37.21	22,177.16
		Total	\$22,177.16



Customer Signature _____



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Everon Proposal for
Rewiring at the Basketball and Tennis Courts

Everon, LLC

Proposal prepared for:

PARKER ROAD CDD

Presented by:

Martella Moore

3.11.2026

Sales Agreement ID: 892272869

Everon, LLC

March 11, 2026

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

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

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

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

Respectfully,

Martella Moore
Exec Comml Sec Consultant
Everon

Everon, LLC

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: Wire Raceway Upgrade

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

Theory of Operation:

Everon will be upgrading the wire and raceway for the Access Control System to the Basketball and Tennis Courts. See SoW.

Scope of Work:

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

- Everon will be upgrading the wire raceway for the basketball court and tennis court.
 - 1000' of Composite cable will be installed
 - SOV: 30/50/20

Customer Contact for Scheduling: Alisa McGowan 9543284179

Sales Contact: Martella Moore 9046090117

Function List:

Function:

Quantity	Description
1000	4 Elem Comp Cable CMR Blk Jkt 1M

Summary of Charges for: Wire Raceway Upgrade

Installation Price		\$8,731.67
Total Installation Price*		\$8,731.67
Total Monthly Recurring Services Charges*		\$0.00
Schedule of Values	30/50/20	30% of Contract Value Upon Contract Acceptance 50% of Contract Value at Progress Billing 20% of Contract Value at Final Acceptance

*Plus applicable tax

Investment Summary

Summary of Charges for: Wire Raceway Upgrade

Installation Price	\$8,731.67
Total Installation Price*	\$8,731.67
Total Monthly Recurring Services Charges*	\$0.00

*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.





PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Lawn Enforcement Agency
Proposal #8173 for Landscape Enhancements
at SW 33rd Lane



Proposal #8173

Date: 3/25/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

33rd Lane Enhancement

This Proposal Is to do the following items-

Clear and push underbrush back 10 ft from sidewalk-

1. This will undercut everything back to 10ft from sidewalk and no higher than 6 1/2 feet tall.
2. Remove and haul away all debris.
3. Picture of area located below (We will stop the 10ft buffer where sidewalk turns)



Landscape Enhancement

I am recommending to strategically place and fill in agapanthus and muhly grass throughout the area (This area does not get enough sunlight due to oak trees for sod)

1. Remove existing turf

2. Install Agapanthus Down the sidewalk (strategically place)
3. Install Muhly in holes behind (strategically place)
4. Install pine straw as bed coverage
5. Design idea (Located Below)



Clear and push underbrush back 10 ft from sidewalk

Cleanup

Items	Quantity	Unit	
Debris Removal	1.00	ea	
			Cleanup : \$2,474.00

Landscape Enhancement

Plant Install

Items	Quantity	Unit	
Agapanthus--Agapanthus sp - Installed	85.00	1 gal	
White Cloud Muhly Grass	30.00	3 gal	
Pine Straw Mulch	140.00	Bale	
			Plant Install: \$3,877.00

Subtotal	\$6,351.00
Estimated Tax	\$0.00
Total	\$6,351.00

Terms & Conditions

By 

Matthew Wimberly Jr

Date 3/25/2026

By _____

Date _____
Oakmont Community







PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Lawn Enforcement Agency
Proposal #8336 for Debris Clean Up



Proposal #8336

Date: 4/7/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Dead branches behind Lot 407

This proposal includes removal and disposal of all dead debris located in the pictures below.





Dead Debris Removal

Debris Cleanup

Items	Quantity	Unit	
Debris	1.00	Flat Price	
			Debris Cleanup : \$1,375.00
			Subtotal \$1,375.00
			Estimated Tax \$0.00
			Total \$1,375.00

Terms & Conditions

By 

Matthew Wimberly Jr

Date 4/7/2026

By _____

Date _____
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Purchase of Storage Cabinet
for Flammable and Hazardous Items

HEAVY-DUTY ZIN

Plated Steel Construction



Click to see full view



Hazardous Storage Flammable Cabinets, Fire Resistant Safety Cabinet for Flammable Liquids | Cold-Rolled Steel Construction w/Spill Containment Tray, Ventilation Holes & Grounding | Adjustable Shelf

Brand: ExploreHorizon

\$457⁴⁷

Delivery & Support

Select to learn more



Ships from
Amazon.com



30-day easy
returns



Customer
Support

Style: 18x23x65 inch

18x23x65
inch

\$457.47

18x43x65
inch

\$850.44

18x43x44
inch

\$558.72

17x17x18
inch

\$172.82

Brand

ExploreHorizon

Color

Yellow

Material

Carbon Steel

Recommended

Industrial Use, Tools

Uses For Product

Product

18.9"D x 24.02"W x 65.94"H

Dimensions

About this item

- **Superior Vapor & Spill Control:** Ensure a safer environment with our Hazardous Storage Flammable Cabinets. Integrated ventilation actively manages volatile fumes, while a built-in spill sump securely contains accidental leaks within the Hazardous Storage Flammable Cabinets, preventing workplace contamination and hazards.
- **Engineered Fire & Impact Resistance:** Trust the robust construction of our Hazardous Storage Flammable Cabinets. The heavy-duty steel body and thermal barrier in the doors significantly delay heat transfer during emergencies, providing critical fire resistance inherent in these Hazardous Storage Flammable Cabinets.
- **Optimized Material Organization:** Streamline your safety protocols using our Hazardous Storage Flammable Cabinets. The flexible interior layout, featuring an easily repositionable shelf, allows for efficient storage of diverse flammable liquids and materials, maximizing space within the Hazardous Storage Flammable Cabinets.
- **Proactive Hazard Prevention:** Minimize ignition risks with essential safety features built into our Hazardous Storage Flammable Cabinets. A dedicated grounding point effectively dissipates static electricity, complementing the secure multi-point locking system that safeguards contents inside the Hazardous Storage Flammable Cabinets.



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Worten Construction Proposal
for Removing and Rebuilding Pergola

ESTIMATE

Worten Construction
12705 NW County Road 229
Lake Butler, FL 32054-3619

wortenconstruction@gmail.com
+1 (352) 219-2854



Bill to
Parker Road CDD
11701 SW 30Th Ave
Gainesville, FL 32605

Ship to
Parker Road CDD
11701 SW 30Th Ave
Gainesville, FL 32605

Estimate details

Estimate no.: 1009
Estimate date: 03/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Pergola removal and hauled off and putting new one back up the same dimensions. We will be using pressure treated lumber as well for best conditions with the weather.	1	\$4,500.00	\$4,500.00
				Total	\$4,500.00

Accepted date

Accepted by







PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review and Acceptance of Series 2020 Bonds
Five-Year Arbitrage Rebate Report

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT
\$10,655,000
CAPITAL IMPROVEMENT REFUNDING AND REVENUE BONDS
SERIES 2020
ARBITRAGE REBATE REQUIREMENT
JANUARY 31, 2026**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

February 17, 2026

Parker Road Community Development District
Alachua County, Florida

Re: \$10,655,000 Parker Road Community Development District
(Alachua County, Florida)
Capital Improvement Refunding and Revenue, Series 2020 (the "Bonds")

Parker Road Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended January 31, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$113,376) for January 31, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (January 31, 2026).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
Summary of Rebate Calculations
\$ 10,655,000

Dated: 2/14/2020
Delivered: 2/14/2020

<i>Anniversary Date</i>	.....	05/01/20
<i>Future-Value Date</i>	.....	01/31/26
<i>Arbitrage Yield Limit</i>	.....	4.0294543%
<i>Internal Rate of Return</i>	.....	1.8988755%
<i>90% of rebate liability</i>	.....	(102,038.28)
<i>Full rebate liability</i>	.....	(113,375.86)

Parker Road Community Development District
 Capital Improvement Refunding and Revenue Bonds Series 2020
 Purpose Expenditures Future Value Report
 \$ 10,655,000

Dated: 2/14/2020
Delivered: 2/14/2020
Future Valued To: 1/31/2026
Arbitrage Yield Limit (AYL): 4.0294543%
Internal Rate of Return (IRR): 1.8988755%
Full Rebate Liability: (113,375.86)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
2/14/2020	-1	COI	Beg. Arbitrage Gross Proceeds	11.9277778	(10,606,093.10)	100.00	1.2686120	(13,455,017.01)
2/14/2020	2021		Escrow Deposit	11.9277778	602,775.00	100.00	1.2686120	764,687.60
2/14/2020	2021		Underwriter's Discount	11.9277778	213,100.00	100.00	1.2686120	270,341.22
2/14/2020	2021		Transferred Funds	11.9277778	(211,148.00)	100.00	1.2686120	(267,864.89)
2/24/2020	2021		COI	11.8722222	49,000.00	100.00	1.2672069	62,093.14
2/24/2020	2021		A&Q	11.8722222	5,688,029.00	100.00	1.2672069	7,207,909.87
2/25/2020	2021		COI	11.8666667	47,000.00	100.00	1.2670665	59,552.13
3/2/2020	2021		COI	11.8277778	32,275.00	100.00	1.2660840	40,862.86
3/5/2020	2021		COI	11.8111111	11,000.00	100.00	1.2656632	13,922.30
3/9/2020	2021		A&Q	11.7888889	1,822,501.00	100.00	1.2651023	2,305,650.18
5/1/2020	2021		Capitalized Interest	11.5000000	76,204.00	100.00	1.2578331	95,851.92
5/29/2020	2021		A&Q	11.3444444	1,451,204.00	100.00	1.2539363	1,819,717.37
11/1/2020	2021		Capitalized Interest	10.5000000	204,728.00	100.00	1.2329917	252,427.93
1/31/2021	2021		Capitalized Interest	10.0000000	137.00	100.00	1.2207556	167.24
1/31/2021	2021		COI	10.0000000	11,014.00	100.00	1.2207556	13,445.40
1/31/2021	2021		A&Q	10.0000000	25.00	100.00	1.2207556	30.52
2/1/2021	2022		Reserve	10.0000000	3.00	100.00	1.2207556	3.66
3/1/2021	2022		Reserve	9.8333333	3.00	100.00	1.2167039	3.65
4/1/2021	2022		Reserve	9.6666667	3.00	100.00	1.2126657	3.64
5/1/2021	2022		Reserve	9.5000000	3.00	100.00	1.2086409	3.63
6/1/2021	2022		Reserve	9.3333333	3.00	100.00	1.2046294	3.61
7/1/2021	2022		Reserve	9.1666667	3.00	100.00	1.2006313	3.60
8/1/2021	2022		Reserve	9.0000000	3.00	100.00	1.1966464	3.59
9/1/2021	2022		Reserve	8.8333333	3.00	100.00	1.1926748	3.58
10/1/2021	2022		Reserve	8.6666667	3.00	100.00	1.1887163	3.57
11/1/2021	2022		Reserve	8.5000000	3.00	100.00	1.1847710	3.55
12/1/2021	2022		Reserve	8.3333333	3.00	100.00	1.1808388	3.54
1/1/2022	2022		Reserve	8.1666667	3.00	100.00	1.1769196	3.53
2/1/2022	2023		Reserve	8.0000000	3.00	100.00	1.1730134	3.52
3/1/2022	2023		Reserve	7.8333333	3.00	100.00	1.1691202	3.51
4/1/2022	2023		Reserve	7.6666667	3.00	100.00	1.1652399	3.50
5/1/2022	2023		Reserve	7.5000000	3.00	100.00	1.1613725	3.48
6/1/2022	2023		Reserve	7.3333333	86.00	100.00	1.1575179	99.55
6/15/2022	2023		Reserve	7.2555556	305.00	100.00	1.1557235	352.50
7/1/2022	2023		Reserve	7.1666667	276.00	100.00	1.1536762	318.41
8/1/2022	2023		Reserve	7.0000000	535.00	100.00	1.1498471	615.17
9/1/2022	2023		Reserve	6.8333333	845.00	100.00	1.1460308	968.40
10/1/2022	2023		Reserve	6.6666667	979.00	100.00	1.1422272	1,118.24
11/1/2022	2023		Reserve	6.5000000	1,303.00	100.00	1.1384361	1,483.38
12/1/2022	2023		Reserve	6.3333333	1,608.00	100.00	1.1346577	1,824.53
1/1/2023	2023		Reserve	6.1666667	1,824.00	100.00	1.1308918	2,062.75
2/1/2023	2024		Reserve	6.0000000	1,947.00	100.00	1.1271384	2,194.54
3/1/2023	2024		Reserve	5.8333333	1,870.00	100.00	1.1233974	2,100.75
4/1/2023	2024		Reserve	5.6666667	2,116.00	100.00	1.1196689	2,369.22
5/1/2023	2024		Reserve	5.5000000	2,140.00	100.00	1.1159527	2,388.14
6/1/2023	2024		Reserve	5.3333333	2,332.00	100.00	1.1122489	2,593.76
7/1/2023	2024		Reserve	5.1666667	2,283.00	100.00	1.1085574	2,530.84
8/1/2023	2024		Reserve	5.0000000	2,387.00	100.00	1.1048781	2,637.34
9/1/2023	2024		Reserve	4.8333333	2,481.00	100.00	1.1012110	2,732.10
10/1/2023	2024		Reserve	4.6666667	2,403.00	100.00	1.0975561	2,637.43
11/1/2023	2024		Reserve	4.5000000	2,488.00	100.00	1.0939134	2,721.66
12/1/2023	2024		Reserve	4.3333333	2,414.00	100.00	1.0902827	2,631.94
12/2/2023	2024		Reserve	4.3277778	1.00	100.00	1.0901619	1.09
1/1/2024	2024		Reserve	4.1666667	2,493.00	100.00	1.0866641	2,709.05
2/1/2023	2025		Reserve	6.0000000	2,480.78	100.00	1.1271384	2,796.18
3/1/2023	2025		Reserve	5.8333333	2,310.72	100.00	1.1233974	2,595.86
4/1/2023	2025		Reserve	5.6666667	2,464.56	100.00	1.1196689	2,759.49
5/1/2023	2025		Reserve	5.5000000	2,379.77	100.00	1.1159527	2,655.71
6/1/2023	2025		Reserve	5.3333333	2,460.30	100.00	1.1122489	2,736.47
7/1/2023	2025		Reserve	5.1666667	2,380.22	100.00	1.1085574	2,638.61
8/1/2023	2025		Reserve	5.0000000	2,456.02	100.00	1.1048781	2,713.60
9/1/2023	2025		Reserve	4.8333333	2,445.73	100.00	1.1012110	2,693.26

Parker Road Community Development District
 Capital Improvement Refunding and Revenue Bonds Series 2020
 Purpose Expenditures Future Value Report
 \$ 10,655,000

Dated: 2/14/2020
Delivered: 2/14/2020
Future Valued To: 1/31/2026
Arbitrage Yield Limit (AYL): 4.0294543%
Internal Rate of Return (IRR): 1.8988755%
Full Rebate Liability: (113,375.86)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
10/1/2023	2025		Reserve	4.6666667	2,284.05	100.00	1.0975561	2,506.87
11/1/2023	2025		Reserve	4.5000000	2,224.01	100.00	1.0939134	2,432.87
12/1/2023	2025		Reserve	4.3333333	2,074.03	100.00	1.0902827	2,261.28
1/1/2024	2025		Reserve	4.1666667	2,074.20	100.00	1.0866641	2,253.96
2/1/2025	2026		Reserve	2.0000000	1,995.52	100.00	1.0407005	2,076.74
3/1/2025	2026		Reserve	1.8333333	1,792.54	100.00	1.0372464	1,859.31
4/1/2025	2026		Reserve	1.6666667	1,966.80	100.00	1.0338038	2,033.29
5/1/2025	2026		Reserve	1.5000000	1,898.20	100.00	1.0303726	1,955.85
6/1/2025	2026		Reserve	1.3333333	1,951.92	100.00	1.0269528	2,004.53
7/1/2025	2026		Reserve	1.1666667	1,883.43	100.00	1.0235444	1,927.77
8/1/2025	2026		Reserve	1.0000000	1,944.45	100.00	1.0201473	1,983.63
9/1/2025	2026		Reserve	0.8333333	1,939.05	100.00	1.0167614	1,971.55
10/1/2025	2026		Reserve	0.6666667	1,830.12	100.00	1.0133868	1,854.62
11/1/2025	2026		Reserve	0.5000000	1,837.14	100.00	1.0100234	1,855.55
12/1/2025	2026		Reserve	0.3333333	1,717.14	100.00	1.0066712	1,728.60
1/1/2026	2026		Reserve	0.1666667	1,687.73	100.00	1.0033300	1,693.35
6/30/2025	2026		Reserve	1.1666667	630.62	100.00	1.0235444	645.47
1/31/2026	-1		Unspent Proceeds as of 01/31/2026	-	609,064.00	100.00	1.0000000	609,064.00
Total					87,087.95			(113,375.86)

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020

A.Y.L. Verification Report
10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2020			88,351.08	-	88,351.08	0.9915034	87,600.40
2	11/01/2020			206,535.00	-	206,535.00	0.9719218	200,735.88
3	05/01/2021	200,000.00	3.120	206,535.00	-	406,535.00	0.9527270	387,316.87
4	11/01/2021			203,415.00	-	203,415.00	0.9339112	189,971.55
5	05/01/2022	210,000.00	3.120	203,415.00	-	413,415.00	0.9154671	378,467.82
6	11/01/2022			200,139.00	-	200,139.00	0.8973872	179,602.17
7	05/01/2023	215,000.00	3.120	200,139.00	-	415,139.00	0.8796643	365,182.97
8	11/01/2023			196,785.00	-	196,785.00	0.8622915	169,686.03
9	05/01/2024	220,000.00	3.120	196,785.00	-	416,785.00	0.8452618	352,292.44
10	11/01/2024			193,353.00	-	193,353.00	0.8285684	160,206.19
11	05/01/2025	230,000.00	3.120	193,353.00	-	423,353.00	0.8122047	343,849.29
12	11/01/2025			189,765.00	-	189,765.00	0.7961642	151,084.09
13	05/01/2026	235,000.00	3.420	189,765.00	-	424,765.00	0.7804404	331,503.77
14	11/01/2026			185,746.50	-	185,746.50	0.7650272	142,101.12
15	05/01/2027	245,000.00	3.420	185,746.50	-	430,746.50	0.7499184	323,024.72
16	11/01/2027			181,557.00	-	181,557.00	0.7351080	133,464.00
17	05/01/2028	250,000.00	3.420	181,557.00	-	431,557.00	0.7205900	310,975.68
18	11/01/2028			177,282.00	-	177,282.00	0.7063588	125,224.71
19	05/01/2029	260,000.00	3.420	177,282.00	-	437,282.00	0.6924087	302,777.86
20	11/01/2029			172,836.00	-	172,836.00	0.6787341	117,309.68
21	05/01/2030	270,000.00	3.420	172,836.00	-	442,836.00	0.6653295	294,631.85
22	11/01/2030			168,219.00	-	168,219.00	0.6521896	109,710.69
23	05/01/2031	280,000.00	3.930	168,219.00	-	448,219.00	0.6393093	286,550.58
24	11/01/2031			162,717.00	-	162,717.00	0.6266833	101,972.03
25	05/01/2032	290,000.00	3.930	162,717.00	-	452,717.00	0.6143067	278,107.11
26	11/01/2032			157,018.50	-	157,018.50	0.6021746	94,552.55
27	05/01/2033	300,000.00	3.930	157,018.50	-	457,018.50	0.5902820	269,769.79
28	11/01/2033			151,123.50	-	151,123.50	0.5786243	87,443.73
29	05/01/2034	315,000.00	3.930	151,123.50	-	466,123.50	0.5671968	264,383.77
30	11/01/2034			144,933.75	-	144,933.75	0.5559950	80,582.45
31	05/01/2035	325,000.00	3.930	144,933.75	-	469,933.75	0.5450145	256,120.70
32	11/01/2035			138,547.50	-	138,547.50	0.5342508	74,019.11
33	05/01/2036	340,000.00	3.930	138,547.50	-	478,547.50	0.5236997	250,615.17
34	11/01/2036			131,866.50	-	131,866.50	0.5133569	67,694.58
35	05/01/2037	350,000.00	3.930	131,866.50	-	481,866.50	0.5032185	242,484.12
36	11/01/2037			124,989.00	-	124,989.00	0.4932802	61,654.60
37	05/01/2038	365,000.00	3.930	124,989.00	-	489,989.00	0.4835382	236,928.41
38	11/01/2038			117,816.75	-	117,816.75	0.4739887	55,843.80
39	05/01/2039	380,000.00	3.930	117,816.75	-	497,816.75	0.4646277	231,299.44
40	11/01/2039			110,349.75	-	110,349.75	0.4554516	50,258.97
41	05/01/2040	395,000.00	3.930	110,349.75	-	505,349.75	0.4464567	225,616.77

**Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020**

A.Y.L. Verification Report
10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/01/2040			102,588.00	-	102,588.00	0.4376394	44,896.55
43	05/01/2041	410,000.00	4.120	102,588.00	-	512,588.00	0.4289963	219,898.37
44	11/01/2041			94,142.00	-	94,142.00	0.4205239	39,588.96
45	05/01/2042	430,000.00	4.120	94,142.00	-	524,142.00	0.4122188	216,061.21
46	11/01/2042			85,284.00	-	85,284.00	0.4040778	34,461.37
47	05/01/2043	445,000.00	4.120	85,284.00	-	530,284.00	0.3960975	210,044.16
48	11/01/2043			76,117.00	-	76,117.00	0.3882748	29,554.31
49	05/01/2044	465,000.00	4.120	76,117.00	-	541,117.00	0.3806066	205,952.72
50	11/01/2044			66,538.00	-	66,538.00	0.3730899	24,824.65
51	05/01/2045	485,000.00	4.120	66,538.00	-	551,538.00	0.3657216	201,709.36
52	11/01/2045			56,547.00	-	56,547.00	0.3584988	20,272.03
53	05/01/2046	505,000.00	4.120	56,547.00	-	561,547.00	0.3514187	197,338.11
54	11/01/2046			46,144.00	-	46,144.00	0.3444784	15,895.61
55	05/01/2047	525,000.00	4.120	46,144.00	-	571,144.00	0.3376752	192,861.14
56	11/01/2047			35,329.00	-	35,329.00	0.3310063	11,694.12
57	05/01/2048	550,000.00	4.120	35,329.00	-	585,329.00	0.3244691	189,921.19
58	11/01/2048			23,999.00	-	23,999.00	0.3180611	7,633.15
59	05/01/2049	570,000.00	4.120	23,999.00	-	593,999.00	0.3117795	185,196.74
60	11/01/2049			12,257.00	-	12,257.00	0.3056221	3,746.01
61	05/01/2050	595,000.00	4.120	12,257.00	-	607,257.00	0.2995863	181,925.85
		10,655,000.00		7,916,230.58	0.00	18,571,230.58		10,606,093.08

<i>True Interest Cost (TIC)</i>	4.1950351
<i>Net Interest Cost (NIC)</i>	4.1463595
<i>Arbitrage Yield Limit (AYL)</i>	4.0294543
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.0569707

<i>Face value of bond Issue</i>	\$10,655,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$48,906.90)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$10,606,093.10

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 20
T.I.C. Verification Report (Regular)

10,655,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2020			88,351.08	-	88,351.08	0.9911594	87,570.00
2	11/1/2020			206,535.00	-	206,535.00	0.9707968	200,503.51
3	5/1/2021	200,000.00	3.120	206,535.00	-	406,535.00	0.9508525	386,554.81
4	11/1/2021			203,415.00	-	203,415.00	0.9313179	189,444.03
5	5/1/2022	210,000.00	3.120	203,415.00	-	413,415.00	0.9121847	377,110.83
6	11/1/2022			200,139.00	-	200,139.00	0.8934445	178,813.09
7	5/1/2023	215,000.00	3.120	200,139.00	-	415,139.00	0.8750894	363,283.73
8	11/1/2023			196,785.00	-	196,785.00	0.8571113	168,666.65
9	5/1/2024	220,000.00	3.120	196,785.00	-	416,785.00	0.8395026	349,892.09
10	11/1/2024			193,353.00	-	193,353.00	0.8222556	158,985.60
11	5/1/2025	230,000.00	3.120	193,353.00	-	423,353.00	0.8053630	340,952.85
12	11/1/2025			189,765.00	-	189,765.00	0.7888174	149,689.94
13	5/1/2026	235,000.00	3.420	189,765.00	-	424,765.00	0.7726118	328,178.43
14	11/1/2026			185,746.50	-	185,746.50	0.7567390	140,561.63
15	5/1/2027	245,000.00	3.420	185,746.50	-	430,746.50	0.7411924	319,266.03
16	11/1/2027			181,557.00	-	181,557.00	0.7259651	131,804.05
17	5/1/2028	250,000.00	3.420	181,557.00	-	431,557.00	0.7110507	306,858.92
18	11/1/2028			177,282.00	-	177,282.00	0.6964427	123,466.76
19	5/1/2029	260,000.00	3.420	177,282.00	-	437,282.00	0.6821348	298,285.28
20	11/1/2029			172,836.00	-	172,836.00	0.6681209	115,475.34
21	5/1/2030	270,000.00	3.420	172,836.00	-	442,836.00	0.6543948	289,789.59
22	11/1/2030			168,219.00	-	168,219.00	0.6409508	107,820.10
23	5/1/2031	280,000.00	3.930	168,219.00	-	448,219.00	0.6277829	281,384.23
24	11/1/2031			162,717.00	-	162,717.00	0.6148856	100,052.34
25	5/1/2032	290,000.00	3.930	162,717.00	-	452,717.00	0.6022532	272,650.27
26	11/1/2032			157,018.50	-	157,018.50	0.5898804	92,622.13
27	5/1/2033	300,000.00	3.930	157,018.50	-	457,018.50	0.5777617	264,047.79
28	11/1/2033			151,123.50	-	151,123.50	0.5658920	85,519.58
29	5/1/2034	315,000.00	3.930	151,123.50	-	466,123.50	0.5542662	258,356.50
30	11/1/2034			144,933.75	-	144,933.75	0.5428792	78,681.52
31	5/1/2035	325,000.00	3.930	144,933.75	-	469,933.75	0.5317262	249,876.07
32	11/1/2035			138,547.50	-	138,547.50	0.5208022	72,155.85
33	5/1/2036	340,000.00	3.930	138,547.50	-	478,547.50	0.5101027	244,108.40
34	11/1/2036			131,866.50	-	131,866.50	0.4996231	65,883.55
35	5/1/2037	350,000.00	3.930	131,866.50	-	481,866.50	0.4893587	235,805.56
36	11/1/2037			124,989.00	-	124,989.00	0.4793052	59,907.87
37	5/1/2038	365,000.00	3.930	124,989.00	-	489,989.00	0.4694582	230,029.36
38	11/1/2038			117,816.75	-	117,816.75	0.4598135	54,173.74
39	5/1/2039	380,000.00	3.930	117,816.75	-	497,816.75	0.4503670	224,200.24
40	11/1/2039			110,349.75	-	110,349.75	0.4411146	48,676.88
41	5/1/2040	395,000.00	3.930	110,349.75	-	505,349.75	0.4320522	218,337.46

Parker Road Community Development District
 Capital Improvement Refunding and Revenue Bonds Series 20
 T.I.C. Verification Report (Regular)

10,655,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	11/1/2040			102,588.00	-	102,588.00	0.4231760	43,412.78
43	5/1/2041	410,000.00	4.120	102,588.00	-	512,588.00	0.4144822	212,458.58
44	11/1/2041			94,142.00	-	94,142.00	0.4059669	38,218.54
45	5/1/2042	430,000.00	4.120	94,142.00	-	524,142.00	0.3976266	208,412.82
46	11/1/2042			85,284.00	-	85,284.00	0.3894577	33,214.51
47	5/1/2043	445,000.00	4.120	85,284.00	-	530,284.00	0.3814566	202,280.32
48	11/1/2043			76,117.00	-	76,117.00	0.3736198	28,438.82
49	5/1/2044	465,000.00	4.120	76,117.00	-	541,117.00	0.3659441	198,018.57
50	11/1/2044			66,538.00	-	66,538.00	0.3584260	23,848.95
51	5/1/2045	485,000.00	4.120	66,538.00	-	551,538.00	0.3510624	193,624.28
52	11/1/2045			56,547.00	-	56,547.00	0.3438501	19,443.69
53	5/1/2046	505,000.00	4.120	56,547.00	-	561,547.00	0.3367860	189,121.16
54	11/1/2046			46,144.00	-	46,144.00	0.3298670	15,221.38
55	5/1/2047	525,000.00	4.120	46,144.00	-	571,144.00	0.3230901	184,530.97
56	11/1/2047			35,329.00	-	35,329.00	0.3164525	11,179.95
57	5/1/2048	550,000.00	4.120	35,329.00	-	585,329.00	0.3099512	181,423.41
58	11/1/2048			23,999.00	-	23,999.00	0.3035835	7,285.70
59	5/1/2049	570,000.00	4.120	23,999.00	-	593,999.00	0.2973466	176,623.56
60	11/1/2049			12,257.00	-	12,257.00	0.2912378	3,569.70
61	5/1/2050	595,000.00	4.120	12,257.00	-	607,257.00	0.2852545	173,222.81
		10,655,000.00		7,916,230.58	0.00	18,571,230.58		10,392,993.08

True Interest Cost (TIC)	4.1950351
Net Interest Cost (NIC)	4.1463595
Arbitrage Yield Limit (AYL)	4.0294543
Arbitrage Net Interest Cost (ANIC)	4.0569707

Face value of bond Issue	\$10,655,000.00
Accrued interest (+)	
Original issue premium/discount (+)	(\$48,906.90)
Underwriter discount (+)	(\$213,100.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$10,392,993.10



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Global Industrial Proposal
for Pickleball Courts Trash Cans

SALES QUOTE


QUOTE ISSUED: 02/26/2026
ACCOUNT NO. 8687978
QUOTE NO. 8083447

[Click Here To Place Order Online](#)

*Pricing valid for 30 days from quote issue date. Subject to change based on product availability and/or market conditions.

CUSTOMER INFORMATION

Account Name: Parker Road CDD/Oakmont
Name: Alisa CarlinoMcGowan
Address: 11701 SW 30TH AVE
 GAINESVILLE, Florida 32608
Email: alisacarlino0323@gmail.com
Phone: (352) 204-8177

Part#		Description	Shipping	Qty	Price	Extended
261948BK		Global Industrial's Outdoor Steel Diamond Trash Can With Dome Lid, 36 Gallon, Black Country Of Origin: CHINA	UPS - GROUND	2	\$499.95	\$999.90

Notes

AUDAYASHANKARA@GLOBALINDUSTRIAL.COM, PLEASE FEEL FREE TO CONTACT ME WHEN YOU ARE READY TO PLACE THE ORDER - ABHISHEK U

ItemTotal:	\$999.90
Tax:	\$0.00
Shipping and Handling:	\$165.90
**Total:	\$1,165.80

**Applicable taxes and shipping charges will be added to invoice.

[Please be sure to review our terms and conditions](#)

[Shipping Terms and Conditions](#)

Thank you for the opportunity to help with your needs. To place your order or further assistance please contact me.

Name: WEB WEB
Address: 11 HARBOR PARK DRIVE
 PORT WASHINGTON, NY 11050

Email:
Phone:
Fax:

Tara Ezzell 3/10/2026



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Habitech Systems
Proposal for Amenity Center Wi-Fi
Network Setup



880 Airport Rd, Ste 110
 Ormond Beach, FL 32174
 904-910-1300
 Joe MacClaren
joe@habitechsystems.com

April 10, 2026

PREPARED FOR:
Alisa McGowan - Amenity Center
 11701 SW 30th Ave
 Gainesville, FL 32608

QTY	PACKAGE	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	Labor	Labor rate is billable at \$135.00/hr. A Habitech technician will perform a comprehensive integrity inspection of the existing Araknis mesh network system. The technician will reset (default) any existing wireless routers or access points as needed, reconfigure the mesh network for optimal coverage and reliability, and confirm connectivity across the system. Upon completion, the technician will provide a customer orientation, including an overview of the network setup, basic operation, and guidance on maintaining performance.	\$ 135.00	\$ 270.00
		Electrical upgrades are not provided by HabiTech Systems		
SUBTOTAL				\$ 270.00
TAX (6.5%)				\$ -
TOTAL				\$ 270.00
DEPOSIT REQUIRED				\$ -
BALANCE				\$ 270.00

Tara Ezzell 4/14/2026



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8083 for Debris Removal
at SW 33rd Lane



Proposal #8083

Date: 3/17/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Green space along SW 33rd Lane

I inspected this area for dead debris and potential fire hazards. My recommendation is to leave all naturally fallen dead material within the wooded area, as it is common and does not pose an immediate concern. However, if you would like us to perform a full debris removal throughout the woods, I can provide a quote for that service as well.

This proposal is to get cut up and dispose of off-site all dead debris located in these pictures below.








Dead Debris Removal

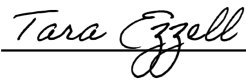
Cleanup

Items	Quantity	Unit	
Debris	1.00	Flat Price	
		Cleanup :	\$940.00
		Subtotal	\$940.00
		Estimated Tax	\$0.00
		Total	\$940.00

Terms & Conditions

By 
 Matthew Wimberly Jr

Date 3/17/2026

By 

Date 3/20/26
 Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8084 for Fallen Tree Removal



Proposal #8084

Date: 3/17/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Lot 773-4045 SW 107th Ter-Tree and Fence Assessment

This proposal includes cutting up the fallen tree and removal of all debris.





Fallen Tree Removal


Cleanup

Items	Quantity	Unit	
Debris Removal	1.00	ea	
		Cleanup :	\$1,348.00
		Subtotal	\$1,348.00
		Estimated Tax	\$0.00
		Total	\$1,348.00

Terms & Conditions

By 
 Matthew Wimberly Jr

Date 3/17/2026

By 

Date 3/20/26
 Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8152 for Dead Tree Work



Proposal #8152

Date: 4/2/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Additional Tree Work Request For 773

This Proposal is to remove the 3 smaller dead trees and to remove dead limbs in the two big oak trees. We also will be hauling away all debris. (Located in the Pictures Below)





Tree Work

Tree Work

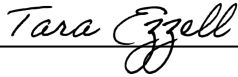
Items	Quantity	Unit	
Debris Removal	1.00	ea	
Lift rental	1.00	Day	
		Tree Work :	\$2,025.00

Subtotal	\$2,025.00
Estimated Tax	\$0.00
Total	\$2,025.00

Terms & Conditions

By 
Matthew Wimberly Jr

Date 4/2/2026

By 

Date 4/6/2026
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal for Specialized Playground Mulch



Proposal #8333

Date: 4/7/2026

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

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

Specialized Playground Mulch

This Proposal is to install a 9 in depth of mulch in the play ground area.

Mulch Install

Mulch Install

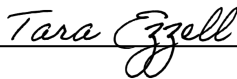
Mulch delivery and installation.

Items	Quantity	Unit	
Playground Chip Mulch (Chocolate)	100.00	Cu. Yd.	
			Mulch Install : \$7,750.00
			<hr/>
			Subtotal \$7,750.00
			Estimated Tax \$0.00
			Total \$7,750.00

Terms & Conditions

By 
Matthew Wimberly Jr

Date 4/7/2026

By 

Date 4/14/2026

Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8336 for Debris Removal
Behind Lot 407



Proposal #8336

Date: 4/7/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Dead branches behind Lot 407

This proposal includes removal and disposal of all dead debris located in the pictures below.





Dead Debris Removal

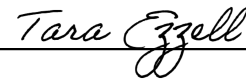
Debris Cleanup

Items	Quantity	Unit	
Debris	1.00	Flat Price	
			Debris Cleanup : \$1,375.00
			Subtotal \$1,375.00
			Estimated Tax \$0.00
			Total \$1,375.00

Terms & Conditions

By 
 Matthew Wimberly Jr

Date 4/7/2026

By 

Date 4/9/2026
 Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8375 for Fence Repair
at Lot 773



Proposal #8375

Date: 4/9/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Fence Repair- Lot 773

This proposal is to repair the two sections of fence that was damage by the tree.

Fence Repair

Fence Repair

Items	Quantity	Unit
	Fence Repair :	\$936.00
Subtotal		\$936.00
Estimated Tax		\$0.00
Total		\$936.00

Terms & Conditions

By 
_____ **Matthew Wimberly Jr**

Date 4/9/2026

By _____

Date _____
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Playmore Proposal for
Neo 360 Playground Speaker Replacement



Proposal

#EST3058

Bill To
Oakmont at Gainesville
11701 SW 30th Ave
Gainesville FL 32608

Ship To
Oakmont at Gainesville
11701 SW 30th Ave
Gainesville FL 32608

Proposal Date 3/3/2026	Project Manager Mary Cyr
----------------------------------	------------------------------------

Title:
Memo: Original SO# 1603177

Project Name		Project ID	Terms
Oakmont at Gainesville : Neos 360 Multiple Speakers		24566	Due w/ Order
Quantity	Description	Unit Price	Total Extended
7	PLAYWORLD ELC0309 3in SPEAKER ASSEMBLY	\$110.79	\$775.53
1	Freight **INSTALLATION BY OTHERS 3% CONVENIENCE FEE ADDED TO ALL CREDIT CARD ORDERS	\$70.00	\$70.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$845.53
		Tax	\$0.00
		Total	\$845.53

Accepted By

Printed Name: TARA EZZELL

Signature: *Tara Ezzell*

Date: 03/11/2026

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE - All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Redline Electric Proposal for
Installation of Electricals for Pickleball Court
Keycard Access System



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 #4057	
Sent on	Sep 15, 2025
Total	\$4,850.00

Product/Service	Description	Qty.	Unit Price	Total
Quote	Installation of the following: -120V 20A Circuit for Pickleball Court Key Card Entry at single location; approx. 250' total underground from pool equipment area to key card entry location. (#10 thhn for voltage drop) *Includes all labor, material, trenching, backfill & permitting/inspections. *Underground utility locates must & will be done before digging. *Though best efforts will be made to not disturb any existing underground utilities/irrigation, any damages that may arise from trenching are the responsibility of others. *Sod replacement, if required, will be the responsibility of others.	1	\$4,584.73	\$4,584.73
Administrative Fees	Permitting Fees	1	\$265.27	\$265.27

Total	\$4,850.00
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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: Tara Ezzell Date: 3/31/2026



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of SES Environmental proposal for
Gopher Tortoise Conservation Area
Monitoring and Reporting



**SES Environmental
Resource Solutions LLC**

9 March 2026

Ms. Alisa McGowan
Parker Road CDD
11701 SW 30th Avenue
Gainesville, Florida 32608

**RE: Oakmont 2026 Monitoring
Alachua County, Florida
Proposal/Contract for Services
ERS Proposal No. P260441**

Dear Ms. McGowan:

SES Environmental Resource Solutions LLC (ERS) is pleased to provide Parker Road CDD (Client) with this proposal/contract for monitoring of the Oakmont gopher tortoise recipient site and conservation management area located in Alachua County, Florida.

We look forward to working with you on this project. Please feel free to contact me with any questions.

Sincerely,

SES ENVIRONMENTAL RESOURCE SOLUTIONS LLC

A handwritten signature in blue ink that reads "Jonathan Summerfield".

Jonathan Summerfield, PWS
Program Manager, Ecological Services

Attachment: Proposal/Contract for Services
General Terms and Conditions

JDS/P260441_Oakmont26Monitoring

PROPOSAL/CONTRACT

Prepared for:
Ms. Alisa McGowan
Parker Road CDD
11701 SW 30th Avenue
Gainesville, Florida 32608
9 March 2026

RE: Oakmont 2026 Monitoring
Alachua County, Florida
Proposal/Contract for Services
ERS Proposal No. P260441

Scope of Services

Task 1 – Gopher Tortoise Conservation Area Monitoring and Reporting. SES Environmental Resource Solutions LLC (ERS) will conduct an assessment of the conservation area perimeter fence, vegetative growth within the preserve, the condition of pipes associated with the surface water management system, and perform an inspection of kestrel boxes.

Pursuant to the *Gopher Tortoise Conservation Area Management Plan for Oakmont* (Official Record Book 3507, Page 444, Exhibit B), ERS will submit a report to Florida Fish and Wildlife Conservation Commission (FWC) documenting the status of the gopher tortoise conservation management area. The report will include a summary of management activities completed, and a schedule of upcoming management activities.

Task 1 – Fixed Fee.....\$4,000.00

Task 2 – FWC Site Inspection. If requested by FWC, ERS will coordinate and attend a compliance site inspection with FWC staff for the Oakmont Gopher Tortoise Conservation Area. ERS will coordinate with the client prior to the inspection.

Task 2 – Fixed Fee.....\$1,750.00

Task 3 – Conservation Management Area (CMA) Monitoring and Reporting. Pursuant to the Conservation Easement Management Plan (Official Record Book 4577, Page 1770, Exhibit B), ERS will document the current conditions of the CMA and assess the CMA for the presence of exotic and/or nuisance vegetation. A final report will be drafted for submittal to Parker Road Community Development District and Alachua County Environmental Protection Department.

Task 3 – Fixed Fee.....\$3,750.00

If this proposal, which incorporates the attached General Terms and Conditions by reference, meets with your approval, please sign below and return a copy to our office as your authorization to proceed. We look forward to working with you.

TERMS ACCEPTED:

For: PARKER ROAD CDD

For: **SES Environmental Resource Solutions LLC**

Date: 3/12/2026

Date: 9 March 2026

By: *Tara Ezzell*
(Signature)

By: *Jonathan Summerfield*
(Signature)

TARA EZZELL
(Printed/Typed)

Jonathan Summerfield
(Printed/Typed)

JDS/P260441_Oakmont26Monitoring

General Terms and Conditions

GC-1 DEFINITIONS

- A. "Consultant" shall be defined as SES Environmental Resource Solutions LLC.
- B. "Client" means the company entering into this Agreement with Consultant.
- C. Consultant and Client will be collectively referred to as the "Parties" or sometimes individually as a "Party".
- D. "Work" is defined as the services being provided by Consultant to Client, and all duties and responsibilities associated therewith.
- E. "Agreement" is defined as the Agreement reached by the Parties for the Work and all documents referenced in and made a part of the Agreement, including, but not limited to Consultant's Cost Estimate and associated proposal.

GC-2 ORDER OF PRECEDENCE

- All contract documents and subsequently issued modifications are essential parts of this Agreement, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, errors, or omissions, the following order of precedence shall be used:
- A. Cost Estimate including Scope of Work and Agreement signature page.
 - B. General Terms and Conditions.
 - C. Attachments, if any.

GC-3 ENTIRE AGREEMENT

This Agreement embodies the entire agreement between the Parties. The Parties shall not be bound by or liable for any statement, representation, promise, or understanding not set forth herein and nothing contained in proposals, correspondence, discussions, or negotiations prior to the date of this agreement has any effect on this agreement unless specifically incorporated herein. No changes, amendments, or modifications of any of the terms and conditions hereof shall be valid unless reduced to writing and signed by the Parties.

GC-4 RESPONSIBILITIES

Consultant has the responsibility for providing the services described in the cost estimate. The Work is to be performed according to accepted industry standards of care and is to be completed in a timely manner. The Client or a duly authorized representative is responsible for providing the Consultant with a clear understanding of the project nature and scope (the Work). The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the Work. The Client shall also communicate changes in the nature and scope of the Work as soon as possible during performance of the Work so that the changes can be incorporated into the work product.

GC-5 HEADINGS

The captions in this Agreement are for convenience only and shall not define or limit any of the terms herein.

GC-6 SEVERABILITY AND INTERPRETATION

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted. Each Party acknowledges that it has had a fair and reasonable opportunity to review this Agreement, which shall be construed as though drafted by both parties.

GC-7 WAIVER

The waiver by either Party of any default or breach of this Agreement shall not constitute a waiver of any other or subsequent default or breach.

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

All finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, videos, project-customized software, project-customized intellectual property, and reports which are first produced by the Consultant in the performance of the Work are, and will remain, the property of Consultant.

GC-9 INDEPENDENT CONTRACTOR

Consultant represents that it is fully experienced, properly qualified, registered, licensed, equipped, organized and financed to perform the Work under this Agreement. Consultant shall perform the Work hereunder in accordance with its own methods subject to compliance with the Agreement. Consultant agrees to be solely responsible for all matters pertaining to its status as a business in the state as well as all federal laws, IRS requirements, and labor laws as they pertain to the Work being performed and paid under this Agreement. Consultant shall act as an independent contractor and not as the agent of Client in performing this Agreement, maintaining complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Agreement or any lower-tier purchase order or Agreement awarded by Consultant shall create any contractual relationship or rights between any lower-tier supplier or subcontractor and Client. Nothing contained in the Agreement shall be construed to imply a joint venture, partnership or principal-agent relationship between the Parties. Neither Party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other Party.

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for clarification. Consultant shall not proceed in conflict areas without specific written direction from the Client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site. Under the terms of this Agreement, the term "hazardous materials" includes, but is not limited to, hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, mold and asbestos. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition that may mandate a renegotiation of the scope of Work. Consultant and Client agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are

General Terms and Conditions

encountered. Client agrees to make all disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, its agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

GC-12 CONSIDERATION AND COMPENSATION

Consultant shall be paid in accordance with the rates and/or prices established in the Agreement. Unless amended in writing and signed by the Parties, Consultant is not obligated to incur expenses and cost in excess of that amount.

GC-13 BILLING AND PAYMENT

Consultant will submit invoices to Client monthly or upon the completion of the Work. Invoices will reflect charges for different personnel and expense classifications or will indicate a lump sum charge for services rendered in accordance with the Cost Estimate. Payment is due thirty (30) days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past due accounts. If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

GC-14 WRITTEN NOTICE

The addresses provided for the Parties in the Agreement shall be the addresses for all notices and correspondence in all matters dealing with this Agreement. Except as otherwise expressly provided herein, all written notices required to be delivered by the Parties pursuant hereto shall be deemed so delivered at the time delivered by hand one business day after confirmed transmission by facsimile or other electronic system (with confirmation copy sent by regular U.S. Mail or overnight delivery service) or 3 business days after placement in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, or to such other address as such party may designate by 10 days' advance written notice to the other Party.

GC-15 FORCE MAJEURE

Neither Party shall be liable nor be able to terminate this Agreement for any failure to perform hereunder where such failure is proximately caused by a Force Majeure Occurrence, which is defined as an occurrence beyond the control and without the fault or negligence of the Party affected and which by exercise of reasonable diligence the Party is unable to prevent or protect against. Without limiting the generality of the foregoing, Force Majeure Occurrences shall include: acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, terrorist acts, government sanction or embargo, labor disputes of third parties to this Agreement, or the prolonged failure of electricity or other vital utility service. Any Party asserting Force Majeure as an excuse to performance shall have the burden of proving proximate cause, that reasonable steps were taken to minimize the delay and damages caused by events when known, and that the other Party was timely notified of the likelihood or actual occurrence which is claimed as grounds for a defense under this clause.

GC-16 INSURANCE

For its sole protection, Consultant shall carry and maintain in force and effect during the entire term of this Agreement the following required insurance policies: Commercial General Liability, Worker's Compensation and Employer's Liability, Business Auto Liability, and Professional Liability. Evidence of Insurance referencing these policies will be provided upon request. No additional insurance terms or provisions will be provided.

GC-17 LIMITATION OF LIABILITY

Client agrees that the Consultant's liability for on account of any error, omission, or other professional negligence will be limited to a sum not to exceed Fifty Thousand (\$50,000.00) Dollars, or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of One Million (\$1,000,000.00) Dollars upon Client's written request, provided that Client agrees to pay an additional consideration of four percent (4%) of the total fee for the project or Five Hundred (\$500.00) Dollars, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

GC-18 INDEMNITY

Subject to the limits established in the Limitation of Liability clause herein, each Party shall defend, save the other together with their agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors harmless from and against and shall indemnify the other for any liability, loss, costs, expenses, or damages to the extent of its negligent acts or omissions in performing under this Agreement. To the extent of its negligence, the indemnifying Party shall defend said action at its own expense and shall pay and discharge any judgment that may be rendered in any such action. If such indemnifying Party fails or neglects to so defend, the Party sued may defend the same and any expenses, including reasonable attorneys' fees, which it may pay or incur in defending said action and the amount of any judgment which it may be required to pay shall be promptly reimbursed upon demand. Such undertaking of defense shall not be deemed an admission of liability, an agreement to assume liability, or a waiver of any right or remedy which the undertaking Party may have. In the event of any indemnified claim against Consultant by Client or any third person associated with Client, Consultant reserves the right to choose legal counsel and direct the defense of such claim at Client's sole cost and expense if the Client is notified of the claim, the claim is the result of Client's efforts, and the Client either fails or neglects to defend the claim. Each Party shall protect, defend, indemnify and hold harmless the other Party hereto from and against any and all damages and expenses arising out of a claim of actual or alleged infringement of patent, copyright, trademark or trade name asserted in connection with the use of equipment, tools, or methods of operation furnished pursuant to this Agreement. In no event, whether on warranty, contract, or negligence, shall either Party be liable to the other for incidental, indirect, or consequential damages, including but not limited to, loss of profits, loss of revenue, loss of use of equipment or facilities, costs of capital, cost of substitute or underutilization of equipment, facilities or labor, downtime costs, or claims of customers resulting from the performance or nonperformance of obligations of this Agreement.

GC-19 STANDARD OF CARE

Services performed by the Consultant under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the Work. No other warranty, expressed or implied, is made. The Client recognizes that site conditions may change from those observed at the site at the time Work is performed. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of the performance of the Work. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information provided.

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

Information which is exchanged under or in connection with this Agreement may include proprietary and confidential information of the disclosing Party. The receiving Party shall not disclose such confidential information to others or use it for any purposes other than this Agreement without prior written consent from disclosing Party. All such proprietary information shall be clearly marked as "Proprietary." In the event proprietary information is orally disclosed, it should then be

General Terms and Conditions

reduced to writing and marked "Proprietary" within ten (10) days thereafter. The receiving Party shall use at least the same degree of care to prevent disclosure to any third party of misuse of the proprietary information as it employs with respect to its own proprietary information of like importance and use. Proprietary information shall not include, and this paragraph shall not apply to information which: (a) was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the disclosing Party; (b) is or becomes public knowledge without fault of the receiving Party; (c) is acquired by the receiving Party from a third party with good legal title thereto and without binder of secrecy; (d) is independently developed by the receiving Party; (e) is used or disclosed with the prior written approval of the disclosing Party; or (f) is disclosed pursuant to the requirement or request of U.S. or other governmental agency. If such a requirement or request is presented by the U.S. or other governmental agency, Consultant will immediately notify Client and will give Client a reasonable opportunity to contest or dispute such disclosure if they deem necessary. The obligations stated under this clause shall survive the expiration or termination of this Agreement and any extension thereof for a period of two (2) years. All tangible forms and copies of the proprietary information, such as written documentation, delivered by either Party to the other pursuant to this Agreement shall be and remain the property of the issuing Party, and all such tangible information shall be properly returned to said Party or destroyed upon its written request. Any work papers, memoranda or other writings prepared by the receiving Party incorporating any or all of the information shall also be subject to the provisions of this Agreement.

GC-21 RESOLUTION OF DISPUTES

The Parties agree to attempt to resolve any dispute by direct negotiations and in good faith. If these negotiations prove unsuccessful, the following rules shall apply: The Parties agree that this Agreement, and the performance or breach thereof, shall be governed and construed in accordance with the substantive and procedural laws of the State of Florida, United States of America. Any dispute, controversy, claim or difference arising out of or relating to, or resulting from this Agreement, its application or interpretation, or a breach thereof, which cannot be settled amicably by the Parties, shall be resolved definitively and exclusively by arbitration under the Rules of Procedure of the American Arbitration Association (the "Rules") then prevailing, which arbitration shall be held in Jacksonville, Florida. Arbitration shall be by a single arbitrator within thirty (30) calendar days after demand for arbitration, the arbitrator being chosen in accordance with the Rules. It is agreed that all documentary submissions, presentations and proceedings shall be in the English language. The decision of the arbitrator shall be final and binding on the parties, and judgment upon any award rendered may be entered in any court having jurisdiction thereof. Any time which elapses in attempting to resolve the dispute through either or both negotiation or arbitration shall extend day-for-day any applicable statute(s) of repose or limitation of actions. The Parties agree that this arbitration obligation shall survive the termination of this Agreement, whether by default or convenience. Notwithstanding anything to the contrary, (a) Consultant reserves the right to pursue and obtain injunctive or equitable relief from a court of law; (b) if a lawsuit or arbitration is brought against Consultant in a court of law and such claims involve, directly or indirectly, Client's work, Consultant reserves the right to join Client in such arbitration or lawsuit, and (c) if any claims by Client involve, directly or indirectly, the work or obligations of other persons, Consultant reserves the right to join such other persons to its arbitration or litigation with Client.

GC-22 ASSIGNMENT

Neither the Client nor the Consultant may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other Party. However, Consultant may assign rights to be paid amounts due to a financing institution if Client is promptly furnished a written notice and a signed copy of such assignment. If assigned, all covenants, stipulations and promises of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives.

GC-23 TAXES

Unless otherwise stated in this Agreement, Client shall pay all taxes, levies, duties, and assessments of every nature due in connection with the Work under this Agreement required by law and hereby indemnifies and holds harmless Consultant from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. Unless otherwise provided herein, the price of the Work includes all applicable federal, state and local taxes.

GC-24 COMPLIANCE WITH LAWS

The Parties will comply with applicable laws, statutes, ordinances, orders, rules and regulations of all governmental authorities having jurisdiction over the Work to be performed, and will have all licenses, permits, and other necessary documents for the performance of the Work.

GC-25 CHANGES

This Agreement may not be and shall not be deemed or construed to have been modified, amended, rescinded, canceled or waived in whole or part, except by written instruments signed by the Parties hereto. When, in the Consultant's opinion, any direction from Client or any other discovery or occurrence, constitutes a change to the Agreement terms, Consultant shall notify the Client immediately in writing to obtain a written instrument implementing the change. Upon request from Client, Consultant may be required at a later date to submit a formal written request including all necessary supporting documentation to justify the change. Notice of request for change must be given as soon as practical, and at all times must be given prior to any action being taken by Consultant on the changed Work or activity. A modification constitutes complete agreement between the Parties regarding any changes made to the Agreement.

GC-26 SUSPENSION

The Client may for any reason direct the Consultant to suspend performance of any part or all of the Agreement for an indefinite period of time. If any such suspension significantly delays progress or causes the Consultant additional direct expenses in the performance of the Agreement, not due to the fault or negligence of the Consultant, the compensation to the Consultant shall be adjusted by a formal modification to the Agreement and the time of performance shall be extended by the actual duration of the suspension.

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses.

In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

Consultant will retain all pertinent records relating to the services performed for a period of five (5) years following completion of the Work, during which period the records will be made available to the Client at all reasonable times.

GC-29 SUCCESSORS

All covenants, stipulations and promises in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives. Neither Party shall have the right to assign or otherwise transfer its rights or obligations under this Agreement except with the written consent of the other Party, provided, however, that a successor in interest by merger, by operation of law, assignment, purchase, or otherwise of the entire business of either Party, shall acquire all interest of such Party hereunder. Prohibited assignments shall be void at the option of the non-assigning Party.



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Solitude Lake Management
Agreement for Pond 4 Nutrient Remediation

SERVICES AGREEMENT

PROPERTY NAME: Oakmont (Parker Road CDD)
CUSTOMER NAME: Oakmond (Parker Road CDD)
SERVICE DESCRIPTION: Nutrient remediation with Metafloc
EFFECTIVE DATE: March 5, 2026
SUBMITTED TO: Alisa Carlino-McGowan
SUBMITTED BY: Erika Bamberg, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.



6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.
13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.
18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

OAKMONT (PARKER ROAD CDD)

Signature: _____

Signature: Tara Ezzell

Printed Name: _____

Printed Name: TARA EZZELL

Title: _____

Title: CHAIRPERSON

Date: _____

Date: 3/10/2026

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Parker Road CDD

**3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – NUTRIENT REMEDIATION SERVICES

Water Quality Restoration:

1. **Metafloc** will be applied to the ponds to clarify pond water, remove suspended solids, and treat accumulated sludge, resulting in cleaner, healthier water, reduced odors, and a more attractive pond with less maintenance.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$592.00** Price is valid for 60 days from the Effective Date
(deposit not required - 100% due upon completion of the services)



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Southern Escapes Proposal for
Pool Pump & Motor Replacement



Estimate

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

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

Job Description

Installation of 25hp motor with new internals.

Lookup Code	Description	Serial Number	Qty
M1126	Installation - Pump/Motor		1.00
M1145	Motor and internals		1.00
Estimate created 3/2/2026 - Valid until 3/17/2026			Total: \$9,452.83

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 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 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 excluded unless specifically noted in writing.

7. Warranties

- Labor is warranted for one year 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 Tennis Unlimited Proposal
for Pickleball Court Nets and Straps



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Tennis Unlimited Proposals for
Tennis and Pickleball Courts Windscreens



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Worten Construction Proposal for
Amenity Sidewalk Replacement

ESTIMATE

Worten Construction
12705 NW County Road 229
Lake Butler, FL 32054-3619

wortenconstruction@gmail.com
+1 (352) 219-2854



Bill to
Parker Road CDD
11701 SW 30Th Ave
Gainesville, FL 32605

Ship to
Parker Road CDD
11701 SW 30Th Ave
Gainesville, FL 32605

Estimate details

Estimate no.: 1005
Estimate date: 03/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Concrete tearing out and hauling off in dumpsters. Leaving no mess behind.			\$3,200.00
2.	Services	Pouring concrete sidewalks back and all materials including: form boards, concrete, rebar if needed, and other misc. items.			\$6,500.00
				Total	\$9,700.00

Accepted date 03/27/2026

Accepted by *Tara Ezzell*

Oakmont Sidewalk Safety Hazard

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





PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 337 – 344

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 337
2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13301-020326	COX BUSINESS (PARKE2)	02/03/2026	Parker Road CDD	195.36
765558	Envera (PARKE2)	02/01/2026	Parker Road CDD	939.89
81591018-020126	Everon (PARKE2)	02/01/2026	Parker Road CDD	185.19
20260425	Farm to You Revue (PARKE2)	02/02/2026	Parker Road CDD	400.00
R12631	Habitech Systems, Inc. (PARKE2)	02/02/2026	Parker Road CDD	42.95
14274	Lawn Enforcement Agency, Inc. (PARKE2)	02/01/2026	Parker Road CDD	49,078.00
14487	Lawn Enforcement Agency, Inc. (PARKE2)	02/02/2026	Parker Road CDD	3,850.00
DM-02-2026-54	PFM Group Consulting LLC (PARKE2)	02/05/2026	Parker Road CDD	2,625.00
PSI238099	Solitude Lake Management (PARKE2)	02/02/2026	Parker Road CDD	1,005.00
8156	VGlobalTech (PARKE2)	02/01/2026	Parker Road CDD	140.00
			Total:	58,461.39

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 338
2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
65481625	Arrow Exterminators, Inc (PARKE2)	01/30/2026	Parker Road CDD	127.00
09201-021126	COX BUSINESS (PARKE2)	02/11/2026	Parker Road CDD	523.58
14610	Lawn Enforcement Agency, Inc. (PARKE2)	02/09/2026	Parker Road CDD	1,350.00
OE-EXP-02-2026-15	PFM Group Consulting LLC (PARKE2)	02/06/2026	Parker Road CDD	32.93
311	Tonya DeRose (PARKE2)	02/05/2026	Parker Road CDD	675.00
983019955	W.W. Gay Mechanical Contractor (PARKE2)	02/12/2026	Parker Road CDD	803.47
Total:				3,511.98

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 339

2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03963-020926CR	Gainesville Regional Utilities (PARKE2)	02/09/2026	Parker Road CDD	0.00
03963-021926CR	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	0.00
11212-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	136.65
14806-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	73.16
22349-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	190.83
22987-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	19.61
25111-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	830.91
41606-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	6,237.53
49833-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	59.10
49934-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	10.65
50035-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	91.29
50136-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	45.93
50237-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	74.91
50439-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	54.75
50540-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	48.45
50641-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	30.81
50742-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	29.55
50944-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	28.29
51045-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	69.87
51146-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	58.53
51348-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	76.17
51651-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	10.65
51853-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	214.77
51954-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	38.37
52156-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	10.65
52257-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	77.43
52358-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	10.65
56705-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	10.65
57890-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	558.75
74044-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	35.36
74448-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	331.46
74549-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	197.59
74751-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	172.39
85916-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	14.89
86017-021926	Gainesville Regional Utilities (PARKE2)	02/19/2026	Parker Road CDD	30.64
91134-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	116.49
91235-022026	Gainesville Regional Utilities (PARKE2)	02/20/2026	Parker Road CDD	188.31
A60001921436	GFL Environmental (PARKE2)	02/15/2026	Parker Road CDD	189.47
A60001922475	GFL Environmental (PARKE2)	02/15/2026	Parker Road CDD	145.27
28712	Grau & Associates (PARKE2)	02/19/2026	Parker Road CDD	600.00
2026-1S604	Lloyd's Exercise Equipment LLC (PARKE2)	01/23/2026	Parker Road CDD	275.00
498511	NV5 Inc (PARKE2)	02/05/2026	Parker Road CDD	250.00
500111	NV5 Inc (PARKE2)	02/13/2026	Parker Road CDD	772.50
Total:				12,418.28

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 340
2/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
94925	Berman Construction, LLC (PARKE2)	02/01/2026	Parker Road CDD	19,381.04
95112	Berman Construction, LLC (PARKE2)	02/25/2026	Parker Road CDD	3,937.50
03896-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	67.00
04888-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	73.00
04890-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	78.00
04891-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	76.00
05050-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	47.00
10543-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	113.00
11145-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	47.00
16208-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	47.00
16234-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	47.00
18493-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	62.00
18495-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	49.00
26296-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	47.00
30796-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	59.00
65734-022326	CLAY ELECTRIC COOPERATIVE (PARKE2)	02/23/2026	Parker Road CDD	2,828.00
31531	Egis Insurance Advisors, LLC (PARKE2)	02/24/2026	Parker Road CDD	519.00
20260328-1	Farm to You Revue (PARKE2)	02/20/2026	Parker Road CDD	625.00
51550-022326	Gainesville Regional Utilities (PARKE2)	02/23/2026	Parker Road CDD	182.01
021726-4111	Kempton & Self Plumbing Serv (PARKE2)	02/17/2026	Parker Road CDD	2,770.00
14761	Lawn Enforcement Agency, Inc. (PARKE2)	02/27/2026	Parker Road CDD	3,950.00
Total:				35,004.55

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 341
3/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
65853348	Arrow Exterminators, Inc (PARKE2)	02/26/2026	Parker Road CDD	127.00
95517	Berman Construction, LLC (PARKE2)	03/01/2026	Parker Road CDD	19,381.04
13301-030326	COX BUSINESS (PARKE2)	03/03/2026	Parker Road CDD	195.36
REIMB-030226	Destyni Dawson (PARKE2)	03/02/2026	Parker Road CDD	14.47
766645	Envera (PARKE2)	03/01/2026	Parker Road CDD	939.89
160547170	Everon (PARKE2)	03/03/2026	Parker Road CDD	5,596.50
R14393	Habitech Systems, Inc. (PARKE2)	03/02/2026	Parker Road CDD	42.95
15059	Lawn Enforcement Agency, Inc. (PARKE2)	03/01/2026	Parker Road CDD	49,078.00
140944	PFM Group Consulting LLC (PARKE2)	03/03/2026	Parker Road CDD	71.57
PSI244895	Solitude Lake Management (PARKE2)	03/02/2026	Parker Road CDD	1,005.00
1033	Southern Escapes, LLC (PARKE2)	03/01/2026	Parker Road CDD	1,800.00
541	Southern Escapes, LLC (PARKE2)	02/01/2026	Parker Road CDD	1,800.00
3508	TDC Entertainment Inc (PARKE2)	02/25/2026	Parker Road CDD	1,570.00
7596692	USA TODAY Media Corp (PARKE2)	02/28/2026	Parker Road CDD	164.36
8238	VGlobalTech (PARKE2)	03/01/2026	Parker Road CDD	140.00
Total:				81,926.14

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 342
3/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
09201-031126	COX BUSINESS (PARKE2)	03/11/2026	Parker Road CDD	523.58
IN00005154	Envera Systems (PARKE2)	03/04/2026	Parker Road CDD	284.18
IN00005155	Envera Systems (PARKE2)	03/04/2026	Parker Road CDD	4,838.29
20260425-BALDUE	Farm to You Revue (PARKE2)	03/10/2026	Parker Road CDD	400.00
112926	Gainesville Pest Control, Inc. (PARKE2)	03/09/2026	Parker Road CDD	125.00
13906	Lawn Enforcement Agency, Inc. (PARKE2)	01/30/2026	Parker Road CDD	8,823.00
15418	Lawn Enforcement Agency, Inc. (PARKE2)	03/11/2026	Parker Road CDD	780.00
448113	OnSight Industries, LLC (PARKE2)	03/10/2026	Parker Road CDD	1,628.45
DM-03-2026-54	PFM Group Consulting LLC (PARKE2)	03/05/2026	Parker Road CDD	2,625.00
SO984	Playmore Recreational Products (PARKE2)	03/11/2026	Parker Road CDD	845.53
6424	Redline Electric (PARKE2)	03/11/2026	Parker Road CDD	185.00
Total:				21,058.03

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 343

3/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
FACEPAINT-020326	Faces by Joelle Geiger (PARKE2)	02/03/2026	Parker Road CDD	300.00
03963-032026CR	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	0.00
03963CR-031126	Gainesville Regional Utilities (PARKE2)	03/11/2026	Parker Road CDD	0.00
14806-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	68.44
22987-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	18.04
41606-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	3,742.92
49934-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	10.65
50035-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	62.31
50136-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	53.49
50237-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	74.91
50439-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	57.27
50540-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	49.71
50641-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	33.33
50742-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	32.07
50944-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	32.07
51045-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	49.71
51146-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	42.15
51348-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	49.71
51550-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	10.65
51651-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	10.65
51954-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	42.15
52156-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	10.65
52257-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	52.23
52358-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	10.65
56705-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	10.65
74044-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	13.31
85916-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	16.46
86017-032026	Gainesville Regional Utilities (PARKE2)	03/20/2026	Parker Road CDD	30.64
A60001927570	GFL Environmental (PARKE2)	03/15/2026	Parker Road CDD	189.47
A60001928604	GFL Environmental (PARKE2)	03/15/2026	Parker Road CDD	145.27
REIMB-031726	Laurie Spear (PARKE2)	03/17/2026	Parker Road CDD	110.00
6442	Redline Electric (PARKE2)	03/18/2026	Parker Road CDD	265.00
Total:				5,594.56

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 344
3/26/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	66.00
04888-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	70.00
04890-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	80.00
04891-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	74.00
05050-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	47.00
10543-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	110.00
11145-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	47.00
16208-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	47.00
16234-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	47.00
18493-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	60.00
18495-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	49.00
26296-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	47.00
30796-032326CR	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	0.00
65734-032326	CLAY ELECTRIC COOPERATIVE (PARKE2)	03/23/2026	Parker Road CDD	1,780.00
11212-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	141.69
22349-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	208.47
25111-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	504.57
49833-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	129.09
51853-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	226.11
57890-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	549.93
74448-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	351.94
74549-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	359.81
74751-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	309.41
91134-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	112.71
91235-032326	Gainesville Regional Utilities (PARKE2)	03/23/2026	Parker Road CDD	210.99
Total:				5,628.72

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

District Financial Statements



Parker Road CDD

February 2026 Financial Package

February 28, 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 2/28/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
Ameris Checking Account	\$172,667.33				\$172,667.33
Ameris Debit Card Account	1,429.49				1,429.49
Ameris Money Market Account	1,599,310.13				1,599,310.13
Ameris Lifestyle Capital	4,226.88				4,226.88
Assessments Receivable	217,920.54				217,920.54
Prepaid Expenses	1,825.00				1,825.00
Assessments Receivable		\$239,695.86			239,695.86
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		583,508.92			583,508.92
Revenue 2020		404,116.68			404,116.68
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		533.77			533.77
Acquisition/Construction Series 2007			\$210.64		210.64
Acquisition/Construction Series 2020			20,600.19		20,600.19
Deferred Const Series 2020			86,467.52		86,467.52
Total Current Assets	<u>\$1,997,379.37</u>	<u>\$1,839,818.91</u>	<u>\$107,278.35</u>	<u>\$0.00</u>	<u>\$3,944,476.63</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,600,123.05	\$1,600,123.05
Amount To Be Provided				13,044,876.95	13,044,876.95
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
Total Assets	<u><u>\$1,997,379.37</u></u>	<u><u>\$1,839,818.91</u></u>	<u><u>\$107,278.35</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$18,589,476.63</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$72,175.02				\$72,175.02
Deferred Revenue	217,920.54				217,920.54
Deferred Revenue		\$239,695.86			239,695.86
Total Current Liabilities	<u>\$290,095.56</u>	<u>\$239,695.86</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$529,791.42</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>\$290,095.56</u></u>	<u><u>\$239,695.86</u></u>	<u><u>\$0.00</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$15,174,791.42</u></u>



Parker Road CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Net Assets					
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	1,028,744.57				1,028,744.57
Net Assets, Unrestricted		\$1,063,062.97			1,063,062.97
Current Year Net Assets, Unrestricted		585,966.98			585,966.98
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			9,863.15		9,863.15
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	<u>\$1,707,283.81</u>	<u>\$1,600,123.05</u>	<u>\$107,278.35</u>	<u>\$0.00</u>	<u>\$3,414,685.21</u>
Total Liabilities and Net Assets	<u>\$1,997,379.37</u>	<u>\$1,839,818.91</u>	<u>\$107,278.35</u>	<u>\$14,645,000.00</u>	<u>\$18,589,476.63</u>



Parker Road CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$1,519,737.85				\$1,519,737.85
Off-Roll Assessments	152,293.12				152,293.12
Other Revenue	15.01				15.01
Other Revenue - Keys	405.26				405.26
Other Revenue - Rental	4,875.00				4,875.00
On-Roll Assessments		\$914,182.26			914,182.26
Inter-Fund Group Transfers In		(8,709.88)			(8,709.88)
Inter-Fund Transfers			\$8,709.88		8,709.88
Total Revenues	\$1,677,326.24	\$905,472.38	\$8,709.88	\$0.00	\$2,591,508.50
<u>Expenses</u>					
Supervisor Fees	\$1,600.00				\$1,600.00
Public Officials Insurance	3,444.00				3,444.00
Trustee Services	5,724.23				5,724.23
Management	13,125.00				13,125.00
Field Management	6,831.00				6,831.00
Engineering	250.00				250.00
Disclosure Agent	6,250.00				6,250.00
District Counsel	2,437.50				2,437.50
Assessment Administration	12,500.00				12,500.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	1,372.00				1,372.00
Bank Fees	1,254.80				1,254.80
Miscellaneous	1,244.73				1,244.73
Contingency	6,664.99				6,664.99
Reserve	8,222.98				8,222.98
Web Site Maintenance	1,000.00				1,000.00
Storage	675.96				675.96
Dues, Licenses, and Fees	313.29				313.29
Lifestyle Programming	22,169.25				22,169.25
Lifestyle Coordinator	25,888.74				25,888.74
Security System	5,646.34				5,646.34
Electric	4,114.00				4,114.00
Dumpster	2,141.60				2,141.60
Water Reclaimed	13,309.55				13,309.55
Conservation Area Maintenance	8,625.00				8,625.00
Amenity - Cable & Telephone	3,539.41				4,086.18
Amenity - Insurance	33,010.00				33,010.00
Amenity - Dues & License	50.00				50.00
Amenity - Landscape Maintenance	37,500.00				37,500.00
Amenity - Pool Maintenance	7,150.00				7,150.00
Amenity - Access Control	3,551.57				3,551.57
Amenity - Janitorial	765.02				765.02
Amenity - Maintenance	15,733.15				15,733.15
Amenity - Electric	12,481.00				12,481.00
Amenity - Gas	10,875.89				10,875.89
Amenity - Reclaimed Water	20,568.13				20,568.13
Amenity - Manager	38,782.92				38,782.92
Amenity - Pool Preventative Maintenance	4,623.66				4,623.66
General Insurance	6,736.00				6,736.00



Parker Road CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Crime Insurance	500.00				500.00
General Repair & Maintenance	20,291.67				20,291.67
Maintenance Person	29,080.13				29,080.13
Irrigation	15,725.00				15,725.00
Landscaping Maintenance & Material	217,026.00				217,026.00
Landscape Improvements	9,655.50				9,655.50
Lifestyle - Capital	440.65				440.65
Employee Holiday Bonus	1,500.00				1,500.00
Employee Recognition Luncheons (4x Annua	125.52				125.52
Pressure Clean Curbs and Walks	8,155.00				8,155.00
Fitness Facility	3,163.73				3,163.73
Tennis Courts/Basketball Court	758.56				758.56
Amenity Building Pest Control	758.00				758.00
Interest Payments - 2007A Series		\$141,820.00			141,820.00
Interest Payments - 2020 Series		188,065.00			188,065.00
Total Expenses	<u>\$657,951.47</u>	<u>\$329,885.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$987,836.47</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$9,384.81				\$9,384.81
Interest Income		\$10,379.60			10,379.60
Interest Income			\$1,153.27		1,153.27
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$9,384.81</u>	<u>\$10,379.60</u>	<u>\$1,153.27</u>	<u>\$0.00</u>	<u>\$20,917.68</u>
Change In Net Assets	\$1,028,759.58	\$585,966.98	\$9,863.15	\$0.00	\$1,624,589.71
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>\$1,707,283.81</u></u>	<u><u>\$1,600,123.05</u></u>	<u><u>\$107,278.35</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,414,685.21</u></u>



Parker Road CDD
Budget to Actual
For the Period End 2/28/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Maintenance Assessments	\$ 1,672,030.97	\$ 787,479.87	\$ 884,551.10	\$ 1,889,951.69	88.47%
Other Income & Other Financing Sources	15.01	-	15.01	-	0.00%
Keys	405.26	300.42	104.84	721.00	56.21%
Rental	4,875.00	5,224.04	(349.04)	12,537.70	38.88%
Membership	-	875.00	(875.00)	2,100.00	0.00%
Net Revenues	\$ 1,677,326.24	\$ 793,879.33	\$ 883,446.91	\$ 1,905,310.39	88.03%
General & Administrative Expenses					
Supervisor Fees	\$ 1,600.00	\$ 1,500.00	\$ 100.00	\$ 3,600.00	44.44%
Trustee Services	5,724.23	3,458.33	2,265.90	8,300.00	68.97%
Public Official Insurance	3,444.00	1,522.92	1,921.08	3,655.00	94.23%
District Management	13,125.00	13,125.00	-	31,500.00	41.67%
Engineering	250.00	416.67	(166.67)	1,000.00	25.00%
Disclosure Agent	6,250.00	4,166.67	2,083.33	10,000.00	62.50%
Property Appraiser	-	31.25	(31.25)	75.00	0.00%
District Counsel	2,437.50	4,166.67	(1,729.17)	10,000.00	24.38%
Assessment Administration	12,500.00	5,208.33	7,291.67	12,500.00	100.00%
Reamortization	-	208.33	(208.33)	500.00	0.00%
Audit	-	2,333.33	(2,333.33)	5,600.00	0.00%
Arbitrage Calculation	600.00	500.00	100.00	1,200.00	50.00%
Tax Document Preparation Fee	-	35.00	(35.00)	84.00	0.00%
Legal Advertising	1,372.00	1,041.67	330.33	2,500.00	54.88%
Miscellaneous office (travel, phone, postage, etc)	1,244.73	833.33	411.40	2,000.00	62.24%
Bank Fees	1,254.80	1,666.67	(411.87)	4,000.00	31.37%
Storage	675.96	1,394.80	(718.84)	3,347.52	20.19%
Contingency- Incl Hurricane cleanup	6,664.99	73,333.33	(66,668.34)	176,000.00	3.79%
Web Site Maintenance	1,000.00	1,200.00	(200.00)	2,880.00	34.72%
Dues, Licenses, and Fees	313.29	197.92	115.37	475.00	65.96%
General Insurance	6,736.00	2,014.58	4,721.42	4,835.00	139.32%
Crime Insurance	500.00	208.33	291.67	500.00	100.00%
Reserve	8,222.98	97,916.67	(89,693.69)	235,000.00	3.50%
Total General & Administrative Expenses	\$ 73,915.48	\$ 216,479.80	\$ (142,564.32)	\$ 519,551.52	14.23%
Field Expense					
Field Management	\$ 6,831.00	\$ 6,952.50	\$ (121.50)	\$ 16,686.00	40.94%
Security	-	4,166.67	(4,166.67)	10,000.00	0.00%
Security System	5,646.34	5,000.00	646.34	12,000.00	47.05%
Electric - Street Lights/ private lighting	4,114.00	5,833.33	(1,719.33)	14,000.00	29.39%
Water Reclaimed	13,309.55	9,375.00	3,934.55	22,500.00	59.15%
Conservation Area Maintenance	8,625.00	11,200.00	(2,575.00)	26,880.00	32.09%
General Repair & Maintenance	20,291.67	12,875.00	7,416.67	30,900.00	65.67%
Irrigation	15,725.00	16,666.67	(941.67)	40,000.00	39.31%
Landscape Maintenance & Material	217,026.00	189,397.92	27,628.08	454,555.00	47.74%
Landscape Maintenance Phase 5A East and West and 5B	-	28,304.17	(28,304.17)	67,930.00	0.00%
Additional Landscape	-	22,916.67	(22,916.67)	55,000.00	0.00%
Landscape Improvements	9,655.50	20,833.33	(11,177.83)	50,000.00	19.31%
Maintenance Person	29,080.13	29,413.50	(333.37)	70,592.40	41.19%
Mulch	-	18,750.00	(18,750.00)	45,000.00	0.00%



Parker Road CDD
Budget to Actual
For the Period End 2/28/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
RPB Maintenance	-	25,000.00	(25,000.00)	60,000.00	0.00%
Stormwater Reporting	-	833.33	(833.33)	2,000.00	0.00%
Pressure Clean Curbs and Walks	8,155.00	25,000.00	(16,845.00)	60,000.00	13.59%
Total Field Expenses	\$ 338,459.19	\$ 381,297.25	\$ (42,838.06)	\$ 915,113.40	36.99%
Amenity Expenses					
Lifestyle Programming	\$ 22,169.25	\$ 13,562.50	\$ 8,606.75	\$ 32,550.00	68.11%
Lifestyle Coordinator	25,888.74	26,021.88	(133.13)	62,452.50	41.45%
Amenity - Dumpster	2,141.60	1,083.33	1,058.27	2,600.00	82.37%
Amenity - Cable & Telephone	3,539.41	2,500.00	1,039.41	6,000.00	58.99%
Amenity - Insurance	33,010.00	15,234.58	17,775.42	36,563.00	90.28%
Amenity - Dues & License	50.00	52.08	(2.08)	125.00	40.00%
Amenity - Landscape Maintenance	37,500.00	21,984.17	15,515.83	52,762.00	71.07%
Amenity - Pool Maintenance	7,150.00	9,250.00	(2,100.00)	22,200.00	32.21%
Amenity - Pool Preventative Maintenance	4,623.66	5,000.00	(376.34)	12,000.00	38.53%
Amenity - Gates/ Control Access	3,551.57	2,291.67	1,259.90	5,500.00	64.57%
Amenity - Janitorial	765.02	2,291.67	(1,526.65)	5,500.00	13.91%
Amenity - Maintenance	15,733.15	10,416.67	5,316.48	25,000.00	62.93%
Amenity - Electric	12,481.00	14,583.33	(2,102.33)	35,000.00	35.66%
Amenity - Gas (Pool Heating)	10,875.89	12,500.00	(1,624.11)	30,000.00	36.25%
Amenity - Reclaimed Water	20,568.13	11,250.00	9,318.13	27,000.00	76.18%
Amenity - Manager	38,782.92	37,645.83	1,137.09	90,350.00	42.93%
Amenity - Mulch	-	4,833.33	(4,833.33)	11,600.00	0.00%
Lifestyle Capital	440.65	2,738.02	(2,297.37)	6,571.25	0.00%
Fitness Facility - Maintenance	3,163.73	5,000.00	(1,836.27)	12,000.00	26.36%
Tennis Courts/Basketball Court	758.56	2,083.33	(1,324.77)	5,000.00	15.17%
Employee Holiday Bonus	1,500.00	625.00	875.00	1,500.00	100.00%
Employee Recognition Luncheons (4x Annually)	125.52	250.00	(124.48)	600.00	20.92%
Utility Cart	-	208.33	(208.33)	500.00	0.00%
Amenity - Pest Control	758.00	1,260.00	(502.00)	3,024.00	25.07%
Total Amenity Expenses	\$ 245,576.80	\$ 202,665.73	\$ 42,911.07	\$ 486,397.75	50.49%
Total Expenses	\$ 657,951.47	\$ 800,442.78	\$ (142,491.31)	\$ 1,921,062.67	34.25%
Other Income (Expense)					
Interest Income	\$ 9,384.81	\$ 6,563.45	\$ 2,821.36	\$ 15,752.28	
Total Other Income (Expense)	\$ 9,384.81	\$ 6,563.45	\$ 2,821.36	\$ 15,752.28	
Net Income (Loss)	\$ 1,028,759.58	\$ -	\$ 1,028,759.58	\$ -	



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

Parker Road CDD

Board of Supervisors Meeting

Amenity Manager Report

Meeting Date: April 17, 2026

Submitted By: Alisa McGowan

Reporting Period: March 2026 – April 2026

1. Overview

This report provides an update on amenity operations, maintenance, landscaping, and project updates.

2. Amenities & Facilities

- Routine inspections of all community amenities were completed weekly.
 - Facility upkeep was completed, including restroom maintenance, trash removal, general cleaning, and raking of the volleyball courts, trash pickup & trail maintenance.
 - The community pool has been repaired and is fully functioning, maintaining an average temperature of 83 degrees.
 - The pool mushroom feature will be turned on once temperatures are consistently at 86 degrees.
 - No lifeguard on Duty signs are posted on the front door and gates of the amenity center per EGIS insurance recommendations.

 - An estimate has been provided to rebuild the Swing Pavilion.
-

3. Landscaping & Grounds Maintenance

- Regular mowing, edging, and trimming services.
- Plant enhancements were installed around the basketball and tennis court areas, which were impacted by freezing temperatures. Payment on the invoice was delayed due to monitoring plant recovery. The plants have successfully come back in the spring; photos are provided.
- Ongoing pond maintenance and natural area management.

- Turf treatment for all common areas was completed in March, including fertilizer application.
 - Drive-through with LEA and the Amenity Manager completed to create a Mulch map, which is in progress for the main entrances, amenity center, raceway trees, and common areas that have not been mulched.
 - Request for proposal for pine bark mulch project will be requested from LEA, Masters, and Sunrise.

 - Pond mulching estimates have been submitted for review.
 - Proposals have been provided for SW 33 Lane enhancements.
 - A proposal has been provided for trimming and removal of hazardous trees on SW 107 Terrace-Approved
-

4. Irrigation & Drainage

- Routine irrigation checks were conducted throughout the community.
 - A new stoplight is being added to Parker Road and SW 24; the irrigation team is coordinating with the county to have irrigation adjusted as needed during the project.
 - The irrigation team continues to coordinate with GRU to handle leaks and irrigation maintenance.
-

5. Events & Community Engagement

- Preparations continue for upcoming community events scheduled.
 - Vendor coordination is in progress for entertainment, food service, and family activities.
 - Event logistics, including setup layouts and signage placement, are in progress
-

6. Maintenance & Repairs

- Playground mulching is required by EGIS Insurance following their site visit on April 2, 2026. An estimate is currently in progress through LEA.
- The amenity sidewalk hazardous areas have been spray-painted orange to warn of lifted sections, per EGIS Insurance recommendation.
- Pressure washing of the amenity center front sidewalks, brick walls, and pool pavilion canopy has been completed.

- Coordination with Cypress Door is underway to obtain an estimate for weather stripping on the clubhouse doors leading to the courts area.
- Additional Estimate provided to repair the alleyway located on SW 119th Terrace

7. Resident Requests & Communications

- Resident service requests were reviewed and addressed promptly.
 - Ongoing communication with vendors to ensure responsiveness to community needs.
-

9. Approved Projects Updates

- Pickleball courts' garbage cans are on site.
- Pickleball Rules signage has been installed.
- Pickleball court -Court numbering and “Next Up” racks completed.
- Security camera installation is in progress.
- Wind screens for tennis and pickleball courts are in progress.
- Proposal for pickleball court landscaping and concrete path to the gates has been submitted to the ARB for approval.
- Neo 360 playground equipment- speaker installation is in progress
- Amenity Center sidewalk repair is in progress.

Maintenance Technician Community Projects

TO BE COMPLETED BY **Jesus Morales Ortiz**

Dates	Special Task	Notes
2/3/2026	Basketball nets	Replaced the basketball hoop nets that had been damaged
2/6/2025	Pool Flags	Added a third set of pool flags in the middle of the pool
3/3/2026	Pressure Wash	Pressure-washed sidewalk in front of lot #172
3/9/2026	Steam Table Cloths	Steamed new linen table cloths for clubhouse
3/31/2026	Organize Closets	Reorganized the closets and moved things to the Maintenance pavilion

Dates	Contingent Task	Notes
Monthly	Oakmont and Clay Light Check	Report outages in the light poles around Oakmont to Amenity staff
After Heavy Rains	Check for sinkholes	Assess Oakmont ponds and report any sink holes to Amenity staff
As Needed	Set up Oakmont Events	Help set up all events hosted by Oakmont
As Needed	Clean up Private Events	Clean up and remove trash after private events
Weekly	Rake and Even out Ground	Rake volleyball sand playground mulch for evenness
Weekly	Monitor Trails	Monitor the trails and collect any trash or debris on the pathway.
Bi-Weekly	Drop off Laundry	Drop off and pick up laundry loads
Monthly	Organize Closet	Organize storage closets for easy access
Monthly	Side Walk Check	Report any uneven Sidewalks around Oakmont to Amenity Staff
Weekly	Monitor Street	Monitor Oakmont Streets and collect any trash or debris on the streets and sidewalks

Daily Task	Notes
Clean Fitness Center	Clean fitness center, bathrooms, studio room - Clean floors (gym & studio), clean equipment. Clean all glass and mirrors, mats, stock & refill disinfectant wipe dispensers.
Clean Bathrooms	Clean Bathrooms - clean floors, toilets, sinks & counters. Restock toilet paper & paper towels
Clean Clubhouse	Clean clubhouse, bathrooms, kitchen - kitchen - clean floors, counters, sinks, coffee machine, refrigerator. Restock coffee supplies and paper towels.
Reset Pool	Reset pool furniture, close umbrellas Pick up lost and found items from around the pool and put it in the box. Clean pool deck furniture: tables, loungers, etc.
Maintain Amenity entrances	Blow front entrance, breezeway, and sidewalks adjacent to the Amenity Center Pick up trash around the building Clean glass in doors/windows
Regularly Check Door	Regularly check doors for proper operation
Watch for Wasp Nest	Keep outdoor areas clean and clear of wasp's nests (up to 8 ft)
Monitor Supplies	Monitor Supplies - report needs to amenity staff
Check in with Lawn Enforcement	Please check with Lawn Enforcement to confirm they are completing their daily work as scheduled.
Pick up trash & monitor outside courts and grounds	Check playground, event lawn, volleyball court, tennis, & basketball courts for trash and maintenance needs



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

Landscape Quality Audit

Date: 3/24/2026

Prepared By: Matthew Wimberly Jr

Property:

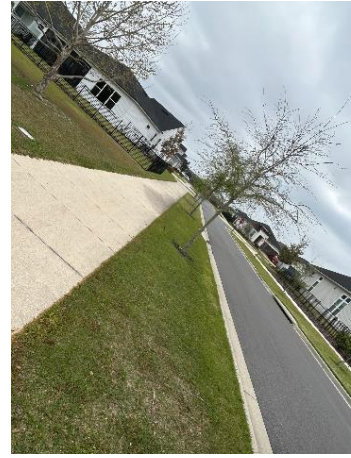
Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

AUDITED SERVICES

Turf



- I have compiled multiple turf areas into this LQA due to recent on-site issues. All turf areas have now been treated and mowed. We will continue maintaining the zoysia at a height of 2.5 inches to ensure the healthiest turf possible. This height is ideal because zoysia is known for developing thatch issues when cut too high. We will continue treating the community's plants and turf as high-priority focal points to ensure everything remains well-maintained and presented at the highest quality. Below are multiple photos of the turf from various areas throughout the community, providing the most recent examples of current turf conditions.
- You will notice throughout the photos that the weeds in the turf are yellowing and dying, indicating that the treatments are working. There are also a few areas where the turf had existing damage, and even with the spring growth, these spots may not fully fill back in. If you would like, I can provide a proposal to replace the damaged turf, or we can wait to see how these areas respond as the spring season progresses. Please let me know your thoughts.













Plant Beds





- All hedges will continue to be trimmed on a routine schedule to ensure proper appearance and a well-maintained landscape. Our goal is to keep all plant material looking neat, healthy, and consistently presentable.
- We will continue to chemically and mechanically treat all landscape beds to maintain weed control and overall bed health. In addition, we have begun applying a pre-emergent to all landscape beds to help prevent future weed growth and keep the areas looking clean and well maintained.



- This is an example of trees that have been properly pruned with their canopies evenly leveled. This demonstrates the standard we aim to maintain throughout the community.

Seasonal Color



- All seasonal annuals are on schedule to be replaced in April. We will ensure the installation is completed on time and the beds are refreshed with healthy, vibrant plant material.
- Per the RFP, the selected annual for installation is New Guinea Impatiens. We will ensure the upcoming seasonal change-out aligns with this specification.

Enhancement Opportunities



- All contracted palms are scheduled to be trimmed in June, and the work will be fully completed during that timeframe. We will also ensure that all debris is hauled away as part of the service



- The holly hedge is still not performing well. Please let me know if you would like us to remove and replace this holly so we can move forward with the appropriate next steps



- This tree appears to have been struck by a vehicle. I can provide a quote for replacement if you would like to move forward with that option. We can stake the tree back upright; however, I do not recommend this due to the extent of the bark damage, which may limit its ability to recover properly



- All freshly installed plants are doing well. They are establishing properly and showing healthy growth.

Oakmont Lifestyle Report



April 17, 2026
Parker Road CDD Board of Supervisors Meeting



Events & Programming

May



Date	Event	Notes
5/2	Ladies Jazz Brunch*	11:00 am - 1:00 pm Live Jazz Music, Brunch, Mimosa bar
5/7	Coffee Klatch	10:00 am - 11:30 am Coffee and Conversation
5/7	Living Well Workshop Series	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
5/14	Little Tikes Fun with Friends	10:00 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
5/21	Florida Friendly Landscaping Seminar	6:30 pm - 8:00 pm Nine Principles of Florida-Friendly Landscaping
5/22	Movie Matinee 18+	1:30 pm - 3:00 pm "TBD"
5/28	Healthy Living Healthy Cooking Class	11:00 am - 1:00 pm Cooking demonstration and sampling

*New Addition to Oakmont

Food Truck Funday



MAY- JULY

Date	Vendor	Time & Location
5/12	Bricks City Hot Dogs*	5:00 pm - 8:00 pm Amenity Driveway
5/26	Monsta Lobsta	5:00 pm - 8:00 pm Amenity Driveway
6/6	Lucus All American Dogs	11:30 am - 2:30 pm Pool Side
6/23	Monsta Lobsta	5:00 pm - 8:00 pm Amenity Driveway
6/27	Bradfords Hot Dogs	11:30 am - 2:30 pm Pool Side
7/4	Lucus All American Dogs	11:30 am - 2:30 pm Pool Side
7/25	Bradfords Hot Dogs	11:30 am - 2:30 pm Pool Side
7/28	Monsta Lobsta	5:00 pm - 8:00 pm Amenity Driveway

*New Addition to Oakmont

Sports & Fitness



Event	Notes
Fitness Classes	<p style="text-align: center;">10:00am Tuesdays -Empower 10:45am Wednesday - Aqua Fitness</p> <p style="text-align: center;">Residents schedule sessions directly with Fitness Instructor</p>
Tennis Clinic	<p style="text-align: center;">9:00am -Sundays</p> <p style="text-align: center;">Residents schedule lessons directly with Tennis Coach</p>
Sunday Yoga	<p style="text-align: center;">Monthly</p> <p style="text-align: center;">One Sunday out of the month 11:00 am - 12:00 pm</p>
Swimming Classes	<p style="text-align: center;">4:00 pm Tuesdays 4:00 pm Thursdays</p> <p style="text-align: center;">Residents schedule sessions directly with Swim Instructor</p>

*New Addition to Oakmont

Resident Community Hosted Activities



Event	Notes
Game Day	Every Monday & Wednesday 1:00 pm-4:00 pm Residents play Mahjong & other fun games
Bible Study	Every Monday 7:00 pm
Game Night	Every Tuesday 6:00 pm - 8:00 pm
Book Club	Monthly Second Thursday out of the month 7:30pm - 8:30pm

*New Addition to Oakmont

Highlights & Happening



Valentines Day Crafts



*New Addition to Oakmont

Highlights & Happening



Casino Night
February 21st, 2026



*New Addition to Oakmont

Highlights & Happening



Spring Festival
March 28th, 2026



*New Addition to Oakmont

Highlights & Happening



Spring Festival Cont.
March 28th , 2026



*New Addition to Oakmont

Highlights & Happening



Spring Festival Cont.
March 28th , 2026



*New Addition to Oakmont