

Parker Road Community Development District

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

The meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, June 26, 2026, at 11:30 a.m. at 11701 SW 30th Ave, Gainesville, FL 32608.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

<https://pfmccd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of the Minutes of the May 15, 2026, Board of Supervisors' Meeting
2. Consideration of HVAC Maintenance Proposals
3. Review of Sothern Escapes Pool Quality Audit and Consideration of Associated Proposals
 - a. #628 for Heater Cleaning
 - b. #627 for Pump Tube Replacement
 - c. #629 for Mushroom Motor Bearings Replacement
 - d. #630 for Mushroom Motor Replacement
 - e. #560 for Chemical Controller Installation and WIFI Transceiver
 - f. #561 for Waterline Tile Replacement
4. Consideration of Pond Pine Straw Mulch Proposals
5. Consideration of Windows & Doors Store Proposal #589 for Clubhouse Doors Weather Stripping Replacement
6. Consideration of Lawn Enforcement Agency Proposal #9111 for Irrigation Network Upgrades
7. Consideration of Paint Color Suggestions for Maintenance Shed
8. Ratification of Addendum to EverOn Access Control System Service Proposal
9. Ratification Lawn Enforcement Agency Proposal #8887 to Remove Fallen Tree Between Lots 321 & 322
10. Ratification of Lawn Enforcement Agency Proposal #8964 to Remove Fallen Tree on Walking Trail

11. Ratification of Lawn Enforcement Agency Proposal #8971 to Replace Irrigation Controller B
12. Ratification of Quality Seal Services LLC Proposal #118 for Pool Deck Paver Repairs
13. Ratification of R.E. Arnold Proposals for Sinkhole Repairs
14. Ratification of Redline Electric Proposal to Replace Kitchen GFCI Receptacle
15. Ratification of Southern Escapes Estimate for Pool Surge Tank Fiberglass Repair
16. Ratification of Southern Escapes Proposal #539 for Pool Repairs
17. Ratification of Workman Forestry Proposal to Mow Gopher Tortoise Reserve
18. Ratification of Payment Authorization Nos. 350 – 355
19. Review of District Financial Statements

Other Business

20. Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Next Meeting: July 17, 2026
 - Field Manager's Report
 - Lifestyle Report
21. Audience Comments
22. Supervisors Requests

Adjournment



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of
the May 15, 2026,
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, May 15, 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	
Gary Gossman	Assistant Secretary	
Bill Summers	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager – PFM Management Services LLC	
Kwame Jackson	ADM - PFM Management Services LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Management Services LLC	
Kiara Cuesta	District Accountant – PFM Management Services LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destiny Dawson	Lifestyle Coordinator – 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 11:30 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

Several residents commented regarding various issues with the dog park and the dog park location. It was noted there are 110 residents that are opposed to the dog park location.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Business Matters

Discussion of Dog Park Project

Ms. Ezzell gave an overview of the timeline related to the dog park project and discussion. She recommended postponing the project until further notice. It was noted that if this project is revisited in the future, it should be directed by District Staff.

Mr. Gossman gave an overview of the ARB and noted that ICI Counsel has been approached regarding the project.

Ms. Ezzell noted there are many residents against the dog park, but not many for it.

Ms. Carvalho gave an overview of the process for approval of the project and noted if the project is pursued in the future, there are many components that need to be in place first.

There was brief discussion regarding the threshold of when the HOA will be turned over to resident control.

Mr. Summers requested the statistics from Ms. Hill be sent to him.

ON MOTION by Mr. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved postponing the Dog Park Project until further notice.

Consideration of the Minutes of the April 17, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

Mr. Summers noted he sent corrections to District Management.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved the Minutes of the April 17, 2026, Board of Supervisors' Meeting, as amended.

Review of Letter from Supervisor of Elections, Alachua County

Ms. Carvalho noted that as of April 15, 2026, there are 1,152 registered voters within the District.

ON MOTION by Mr. Gossman, seconded by Mr. Ezzell, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Alachua County.

**Consideration of Resolution 2026-06,
Designating Board Member Seats for the
2026 General Election**

Ms. Carvalho noted that Seat 1, currently held by Mr. Summers, and Seat 4, currently held by Ms. Hill, will be up for the General Election. Any information can be requested from the Supervisor of Elections.

Ms. Carvalho gave an overview of the General Election process and noted if no one runs, the Board appoints a resident to the vacant Seats.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2026-06, Designating Board Member Seats for 2026 General Election.

**Consideration of Summer Security
Proposals**

- a. **Calvis Security**
- b. **Fortitude Security**
- c. **Spectrum Florida Security**

Ms. Carlino-McGowan gave an overview of the proposals. It was noted that Fortitude Security is a local company. The vendor will have eight-hour shifts, Thursday through Sunday. The recommendation is to move forward with Fortitude Security.

It was noted there is more traffic in the Amenity Center during the summer months.

Ms. Buchanan will provide the agreement to attach to the proposal.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Fortitude Security Summer Security Proposal.

**Consideration of EverOn Proposal for
Amenity Access Cards**

Ms. Carlino-McGowan noted the Amenity Center needs more access cards. This proposal provides two boxes.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved the EverOn Proposal for Amenity Access Cards.

**Consideration of Resolution 2026-07,
Approving a Proposed Budget for Fiscal**

Year 2026/2027, and Setting a Public Hearing Date

Ms. Carvalho noted the recommended date for the Public Hearing date is August 21, 2026, at 11:30 a.m. She gave an overview of the Resolution, proposed budget, and assessments. It was noted the assessments will not change.

There was brief discussion regarding the budget and the reserves.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved Resolution 2026-07, Approving a Proposed Budget for Fiscal Year 2026-2027, and Setting a Public Hearing Date for August 21, 2026, at 11:30 a.m., at 11701 SW 30th Avenue, Gainesville, FL 32608.

Consideration of Resolution 2026-08, Designating Date, Time and Place of Public Hearing on Adoption of Rules of Procedure

Ms. Carvalho noted the suggested date for the Public Hearing is August 21, 2026, at 11:30 a.m.

Ms. Buchanan gave an overview and noted this is being done due to updates in Florida Statutes. It was noted that a red-line document will be sent to the Board for review. The last time this document was updated was in 2023. This Resolution is to adopt the initial draft.

Mr. Jackson noted the current Rules of Procedure are posted on the District's website.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2026-08, Designating Date, Time, and Place of Public Hearing on Adoption of Rules of Procedure for August 21, 2026, at 11:30 a.m., at 11701 SW 30th Avenue, Gainesville, FL 32608.

Review and Acceptance of Fiscal Year 2025 Financial Audit Report

Ms. Carvalho gave an overview of the report and noted an independent auditor completes the audit. This was a standard and clean audit, and it has been reviewed by District Staff. Once accepted, this will be filed with the Auditing General and posted on the District's website.

There was brief discussion regarding process improvements based on the report.

ON MOTION by Mr. Gossman, seconded by Mr. Summers, with all in favor, the Board accepted the Fiscal Year 2025 Financial Audit Report.

Ratification of All Florida Enterprises Proposal for Lot 773 Fence Repair

Mr. Jackson gave an overview and noted the previously approved proposal was under Lawn Enforcement Agency. All Florida Enterprises submitted a lower proposal in between meetings, which was approved by the Chair. This is solely for ratification.

It was noted a tree fell on the fence during a storm.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board ratified the All Florida Enterprises Proposal for Lot 773 Fence Repair.

Ratification of Barco Products Proposal for Dog Waste Station Bag Dispensers

Ms. Carlino-McGowan noted this was for two stations that did not have the dispensers.

It was noted this is solely for ratification.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board ratified the Barco Products Proposal for Dog Waste Station Bag Dispensers.

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

Mr. Jackson gave an overview and noted this was previously approved with the inclusion of irrigation at no additional cost. The Chair approved outside of a meeting, and this is solely for ratification.

ON MOTION by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board ratified Lawn Enforcement Agency Proposal #8173 for Landscape Enhancements at 33rd Lane.

Ratification of Lawn Enforcement Agency Proposal #8526 for Removal of the Pergola and Associated Concrete Work

Mr. Jackson noted the Board previously approved removal, but not replacement of the pergola. Once removed, there was concrete work completed. This is solely for ratification.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board ratified the Lawn Enforcement Agency Proposal #8526 for Removal of the Pergola and Associated Concrete Work.

**Ratification of Payment Authorization
Nos. 345 – 349**

The Board reviewed the payment authorizations.

Ms. Carvalho noted these were reviewed by District Management and approved by the Chair. These are solely for ratification.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board ratified Payment Authorization Nos. 345-349.

Review of District Financial Statements

The Board reviewed the District Financial Statements through April 2026.

There was discussion regarding the amenity reclaimed water budget.

Ms. Ezzell noted the utility company will no longer grant credits. Ms. Carlino-McGowan will follow up regarding the credit.

It was noted District Staff will review the water budget. Ms. Carlino-McGowan noted Lawn Enforcement Agency is looking into the meters.

Mr. Summers recommended putting every meter on a spreadsheet to analyze it against the budget.

There was discussion regarding analysis of the meters. District Management will work with Ms. Carlino-McGowan on a spreadsheet.

No action was required.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for June 26, 2026. Meetings can be adjusted as needed.

Ms. Carvalho noted there needs to be an assignment of contract for Lawn Enforcement Agency, as they have been purchased by another company.

Ms. Buchanan gave an overview of the process. She noted this will not change the terms within the current contract.

Mr. Rice commented regarding the landscaping budget and consistent proposals from Lawn Enforcement Agency. He recommended the District go through the RFP process.

Ms. Carvalho recommended approving the assignment of contract, in order to continue service. It was noted the current contract expires August 31st. It was noted the District can terminate the contract with the 30-day notice at any time.

There was discussion regarding the landscaping budget and vendors.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the new assignment of contract for Lawn Enforcement Agency.

It was noted the Board can give vendor names for the RFP to District Management.

The Board reviewed dates for the RFP process. It was noted the Board has a meeting on July 17, 2026, which can include review of the proposals.

ON MOTION by Mr. Rice, seconded by Mr. Grossman, with all in favor, the Board approved proceeding with the process of RFP for landscaping and irrigation.

There was discussion regarding vendor presentation and the creation of the RFP. District Management will send the RFP to the Board for review.

Mr. Rice noted the RFP was not the issue, but the RFP process.

Field Manager & Lifestyle Coordinator –

- **Landscape Quality Audit**

Ms. Carlino-McGowan noted that Lawn Enforcement Agency provides a monthly quality audit.

The Board reviewed the Field Management Report provided within the agenda.

Ms. Carlino-McGowan gave a few project updates.

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Summers questioned who controls the internet access within the District, when the roadside trees are pruned, and who owns and maintains the road and underground infrastructure. He will send these questions to Ms. Carlino-McGowan and District Management.

There were no further comments or requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the May 15, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 12:49 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of HVAC
Maintenance Proposals

HVAC MAINTENANCE AGREEMENT RECOMMENDATION

Summary

The Board is requested to consider renewal of the HVAC quarterly maintenance agreement. A review of submitted proposals and current budget availability supports continuing service with WW Gay.

Recommendation

It is recommended that Oakmont continue using WW Gay for HVAC maintenance services. WW Gay has serviced Oakmont's HVAC systems since 2022 and is familiar with the equipment history, maintenance requirements, and prior repairs. Based on their experience with the property and commercial HVAC equipment, they are the most qualified contractor to provide ongoing maintenance. Other vendors indicated that WW Gay would likely need to be consulted if repairs are required. In addition, WW Gay submitted the lowest proposal at \$2,560 annually for four

Budget Impact

Amenity Maintenance is currently at 120% of budget spent. There is \$9,018 available in the Field General Repair & Maintenance account. Two quarterly maintenance visits remain in the current fiscal year at \$640 per visit, totaling

Suggested Motion

Motion to approve WW Gay as the HVAC maintenance provider and authorize execution of the quarterly

Category	Browning AC - Option 1	Browning AC - Option 2	W.W. Gay	Jarvis Maintenance Agreement	Charles Berg Enterprises
Contract Term	April, August & December visits	January, April, July & October visits	Quarterly maintenance	Quarterly maintenance	Not accepted / declined
Equipment Covered	2 DOAS Aeon Systems, 1 DX split system, 1 mini split, 1 Greenheck ERV	Same as Option 1	2 AAON OA Units, 1 Carrier Split System, 1 Carrier Mini Split, 1 Greenheck Supply Fan	2 AAON OA Units, 1 Carrier Split System, 1 Carrier Mini Split, 1 Greenheck Supply Fan	—
Visit Frequency	3 complete maintenance visits/year	3 complete + 1 filter/drain visit/year	4 quarterly visits/year	Quarterly maintenance	—
Quarterly Filter Visit Cost	Included	\$854 per visit	Included	Filters additional (\$20 per filter) 8 Filters total Cost \$160	—
Complete Maintenance Visit Cost	\$1,967 per visit	\$1,934 per visit	\$640 per visit	\$660 per quarter	—
Annual Total	\$5,901	\$6,656	\$2,560	\$2,640	—
Prepaid Discount	5% (\$5,606 prepaid total)	5% (\$6,323 prepaid total)	Not specified	Not specified	—
Filter Replacement	Yes	Yes	Yes	Yes	—
Drain Cleaning/Treatment	Yes	Yes	Yes	Yes	—
Mini Split Cleaning	Blower wheel, drain pans, vacuuming, sanitizing	Same	Wash filters, inspect operation	Cleaning, flushing drain lines, washing evaporator coils	—
Condenser Coil Cleaning	Yes	Yes	Yes annually	Yes	—
Electrical Checks	Voltage, amperage, capacitors, motors	Same	Electrical connections	Full electrical component checks, amp draw, utility usage	—
Refrigerant Check	Yes	Yes	As needed	Yes	—
Priority Service	Yes	Yes	Same-day response	Not specified	—
Parts Discount	10%	10%	Not specified	Not specified	—
Regular Service Call Rate	\$99	\$99	\$125/hr	Not specified	—
Regular Hourly Rate	\$135/hr	\$135/hr	\$125/hr	They stated that they would recommend using W.W. Gay for service calls, as they do not have the parts or manpower needed to repair our commercial HVAC system.	—
Overtime Rate	\$202/hr technician + helper	Same	\$157/hr after hours	Not specified	—
Additional Notes	Material escalation clause (>5%)	Same	30-day cancellation notice	\$500/quarter + \$160/ filters = Total Cost \$660/quarter	Declined due to equipment condition requiring higher ongoing commitment

Definitions	
DOAS	Dedicated Outdoor Air System
DX Split System	Direct Expansion split air-conditioning system
ERV	Energy Recovery Ventilator
OA Unit	Outdoor Air Unit
AAON	Commercial HVAC equipment manufacturer

April 14, 2026

Attn: Alisa McGowan
Parker Road CDD/Oakmont
11701 S W 30th Ave
Gainesville, FL 32608

Re: Planned Maintenance Contract # 026
Start date-May 1, 2026, to Feb.28, 2027

Dear Mrs. McGowan

W.W. Gay Mechanical Contractor of Gainesville, Inc. appreciates the opportunity of providing you with the following quarterly planned maintenance contract for your facility.

(2) AAON OA Units – Tasks:

- Supply and replace air filters
- Check system operation
- Verify thermostat operation
- Check condensate drain
- Check blower assembly
- Check electrical connections on HVAC systems
- Check supply and return air temps
- Perform visual inspection of unit and electrical wiring/connections
- Check operating voltage and amperages
- Check refrigerant charge annually or as needed
- Lubricate condenser fan motors if applicable
- Clean debris out of compressor/condenser section annually
- Check contactors condition
- Clean condenser coils with water annually

(1) Carrier Split System 5-Ton

- Supply and replace air filters
- Check system operation
- Verify thermostat operation
- Check condensate drain
- Check blower assembly
- Check electrical connections on HVAC systems
- Check supply and return air temps
- Perform visual inspection of unit and electrical wiring/connections
- Check operating voltage and amperages
- Check refrigerant charge annually or as needed
- Lubricate condenser fan motors if applicable
- Clean debris out of compressor/condenser section annually
- Check contactors condition
- Clean condenser coils with water annually

(1) Carrier Mini Split

- Wash air filters
- Check system operation
- Verify thermostat operation
- Check condensate pump
- Check electrical connections on HVAC systems
- Check supply temperature
- Perform visual inspection of unit and electrical wiring/connections
- Check operating voltage and amperages



- Clean condenser coils with water annually

(1) Greenheck Supply Fan

- Supply and replace belts.
- Check fan systems operation.
- Check operating voltage and amperages.
- Lubricate bearings if applicable.

This Proposal is based on normal working hours Monday-Friday 7am. to 3:30 p.m.

W.W. Gay will supply labor and materials needed to perform all services mentioned in this service contract for a quarterly cost of (\$640.00) six hundred forty dollars and 00/100 or an annual cost of (\$2,560.00) two thousand five hundred sixty dollars and 00/100.

All emergency service work performed outside of this service agreement will be billed at a rate of \$125 per hour between 7a.m. & 3:30p.m. and a rate of \$157 per hour outside of normal hours of operation.

Any additional labor and materials not mentioned above will be considered as an extra and will be billed at our normal service rates. No additional repairs will be made without your prior approval. We can provide a same day response time for service calls. We also can provide building controls service. We can provide a web portal for access to controls for facilities to manage.

This agreement can be renewed on a yearly basis and can be canceled by notification of either party (30) thirty days prior to doing so. If this agreement meets your approval, please sign and return (1) one copy within (30) thirty days.

W.W. Gay Mechanical Contractor of Gainesville, Inc. appreciates the opportunity of providing you with the above-mentioned service contract. We look forward to continuing our service with you.

Sincerely,

Duane Ranard

Duane Ranard
HVAC Planned Maintenance Manager

Approved by: _____

Title: _____

Effective date: _____

Check for Auto Renew



**Please complete below planned maintenance information sheet upon approval.

Planned Maintenance Information Sheet

(Please notify our office if changes are to be made to the below)

1. Please provide an email address(es) for completed service reports to be sent. (max. of 3)
 - _____
 - _____
 - _____
2. Please provide an email address(es) for invoices to be sent. (max. of 3)
 - _____
 - _____
 - _____
3. Onsite Contact
 - _____
4. Onsite Contact Phone #
 - _____
5. Any specific requests or procedures to be followed other than what has already been provided.





PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of Sothern Escapes Pool Quality Audit and Consideration of Associated Proposals

- a. #628 for Heater Cleaning
- b. #627 for Pump Tube Replacement
- c. #629 for Mushroom Motor Bearings
Replacement
- d. #630 for Mushroom Motor Replacement
- e. #560 for Chemical Controller Installation and
WIFI Transceiver
- f. #561 for Waterline Tile Replacement

Oakmont Community Pool - Summary

Category	Description	Recommendation / Timing	Cost
Maintenance	Pentair ETI Heater Cleaning	Complete before August 2026 per Pentair annual maintenance recommendation	\$1,250.00
Maintenance	Stenner Pump Tube Replacement	Replace now; Stenner recommends annual tube replacement	\$182.30
Equipment Replacement	Mushroom Motor Bearing Rebuild	Repair existing 7.5 HP motor bearings and retain as backup. Bearings are currently being sourced because Baldor does not have	\$500.00
Equipment Repair	New 7.5 HP Mushroom Motor	Install new motor due to bearing failure. Wet end, impeller, diffuser and seals remain in excellent condition and do not require	\$2,200.00
Equipment Upgrade	Hayward CAT 4000 WiFi Chemical Controller	Recommended within 5 years; provides email alerts and remote monitoring.	\$6,658.16
Facility Enhancements	Waterline Tile Replacement (470 LF)	Recommended as soon as possible; existing tiles are missing and mismatched.	\$13,500.00
Grand Total			\$24,290.46
Available Funds for Amenity Pool Preventive Maintenance:			\$7,376.34

Oakmont Community Pool Quality Audit.

1. Pool condition finish

A. Interior finish of Oakmont walls and floor – Good

B. Expansion Joint – The expansion joint appears to be in good shape and still pliable. This means the material can expand and contract freely.

C. Tile – Tiles are missing and mismatched. Repair of missing tile has been quoted and approved. Replacement of all pool tile has been submitted.

2. Equipment and equipment area

A. Pool surge tank –

A repair for surge tank has been approved. This was attempted to be completed but found that we weren't able to get one of the crank valves to stop dripping water. Parts have been ordered for this valve to rebuild. Once rebuilt, we will then schedule for fiberglass repair. Roof jacks will be replaced at same time as fiberglass repairs are made.

B. Equipment coffin

A. 25hp pump still running strong at this time. Flow is staying very consistent within the pool. Backwashing of filter is occurring every 5-7 days as per manufacture.

B. 7.5hp mushroom pump. This pump is still down. Waiting on bearings at this time. I have begun the process of sourcing a motor to provide a quote for this. We still suggest to replace the bearings in the current motor as this is all that is wrong and use this a backup.

C. Sand filters are working as they should and filtering the water correctly.

D. Heaters have been shut down.

E. Controller box containing VFD's is doing well and all fans are working at this time. We don't appear to have an issue with either of the two drives overheating and going into an alarm mode.

F. Harward Cat2000 controller is working as it should. Alisa and I did speak about a possible upgrade to this that would allow for alerts to be sent to Emails to inform of any issues. Stenner pumps that feed the chemicals into the return line of the pool are working. A quote will be given to replace the Stenner pump tubes as these are recommend from Stenner to be replaced yearly.

Suggestions

A. Complete a heater cleaning on all five pool heaters. This is recommended to be completed yearly per Pentair and is great preventive maintenance to ensure heaters work properly for the colder months. I would suggest we do this no later than the end of August. A quote will be sent for this.

B. Replacement of all pool tile. This suggestion is to ensure all pool tiles match and the pool can look the best that it can.



Estimate

Parker Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

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

Job Description

Cleaning of Pentair ETI for preventive maintenance

Estimate Number: 628

Lookup Code	Description	Serial Number	Qty
M1124	Heater cleaning.		1.00
Estimate created 6/11/2026 - Valid until 6/26/2026			Total: \$1,250.00

Standard Terms & Conditions

Pool Service Installation & Repair

Terms and Conditions

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

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

1. Scope of Work

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

2. Estimates & Pricing

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

3. Payment Terms

- Payment is due upon completion 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.



Estimate

Parker Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

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

Job Description

Stenner pump tube replacement

Estimate Number: 627

Lookup Code	Description	Serial Number	Qty
GHS-451-6810	Stenner Pumps #5 Santoprene Pump Tube with .25" Ferrules for Classic & S Series Pumps 2 Pack		1.00
M1121	Installation - Equipment		1.00
Estimate created 6/11/2026 - Valid until 6/26/2026			Total: \$182.30

Standard Terms & Conditions

Pool Service Installation & Repair

Terms and Conditions

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2. Estimates & Pricing

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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.
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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

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10. Safety & Damage

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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

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13. Governing Law

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

14. Entire Agreement

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Client Acknowledgment

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



Estimate

Parker Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

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

Job Description

Rebuilding of bearings in mushroom motor. This motor is down due bearing failure.

Estimate Number: 629

Lookup Code	Description	Serial Number	Qty
M1121	Replacement of bearings and labor		1.00
Estimate created 6/12/2026 - Valid until 6/27/2026			Total: \$500.00

Standard Terms & Conditions

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- 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

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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.

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- Water loss, chemical imbalance, or algae growth after service completion

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Estimate

Parker Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

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

Job Description

Complete replacement of 7.5hp motor for mushroom. This is the motor only as impeller, difuser, and seals are all still good.

Estimate Number: 630

Lookup Code	Description	Serial Number	Qty
M1121	Installation of 7.5hp motor		1.00
Estimate created 6/12/2026 - Valid until 6/27/2026			Total: \$2,200.00

Standard Terms & Conditions

Pool Service Installation & Repair

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Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

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

Job Description

Installation of Hayward Cat4000Wifi chemical controller. This item will allow for us to monitor the chemicals remote, as well as tell us if the system is on and working as it should. This will help with the pool in many applications such as holiday weekends.

Estimate Number: 560

Lookup Code	Description	Serial Number	Qty
CHT-45-1020	Hayward CAT 4000 Standard Package with WIFI Transciever		1.00
M1121	Installation and programming of chemical controller.		1.00
Estimate created 5/27/2026 - Valid until 6/11/2026			Total: \$6,658.16

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Estimate

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

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

Job Description

Replacement of waterline tile in the pool.

Approximately 470 linear feet.

Drain pool below scum gutter.

Remove existing 6" x 6" tile.

Prepare waterline for new tile.

New 6" x 6" tile from NPT in standard format.

<https://www.nptpool.com/tile/>

**Estimated time to complete work is two weeks but is heavily dependent on weather.

Lookup Code	Description	Serial Number	Price	Qty	Total
M1128	Removal of waterline tile and replace with new 6x6 waterline tile.		\$13,500.00	1.00	\$13,500.00
Estimate created 4/13/2026 - Valid until 4/28/2026				Total:	\$13,500.00

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PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Pond Pine Straw
Mulch Proposals

Parker Road Community Development District

Pine Straw Mulching Project

Project Overview

Proposals were obtained from Master's Lawn & Pest, Sunrise Landscape, and Lawn Enforcement Agency for the installation of pine straw within the recommended pond areas.

A comparison of the proposals received has been prepared and includes the proposed materials, square footage, bale quantities, installation depths, vendor comments, and overall costs. Variations in the proposals reflect differences in the vendors' measurements and interpretations of the recommended treatment areas.

Project Analysis

Master's Lawn & Pest submitted the lowest overall proposal. Based on the proposals received, Master's installed cost is approximately \$5.80 per bale compared to approximately \$8.46 to \$10.79 per bale for the remaining proposals.

Master's advised that they utilize Slash Pine Straw and that the difference between Slash Pine Straw and Long Needle Pine Straw is nominal. The proposed Slash Pine Straw should be suitable for the recommended pond areas.

Funding

Funding is available within the **Field Expense – Mulch** budget line item, which currently has approximately **\$45,000** available.

Recommendation

Consider approval of the proposal submitted by Master's Lawn & Pest in the amount of **\$12,110.40** for the installation of pine straw within the recommended pond areas.

Project Note

The recommended pine straw mulching areas were identified in **Mr. Momol's Pond Report** and include portions of Ponds **3, 4, 5, 7, 8, 9, 10, 11, 12, and 14**. The recommended mulch material for these areas is **Pine Straw**.

Vendor	Material Type	Material Notes	Sq. Ft.	Bales	Cost/Bale	Total Cost
Master's Lawn & Pest	Slash Pine Straw	Uses Slash Pine Straw only; advises difference between Slash Pine and Long Needle Pine Straw is nominal. Install depth: 2-3 in.	87701	2088	\$ 5.80	\$ 12,110.40
Sunrise Landscape	Long Needle Pine Straw	Premium Long Needle Pine Straw. Install depth: approximately 2 in.	85566	1907	\$ 10.79	\$ 20,584.39
Sunrise Landscape	Slash Pine Straw	Premium Slash Pine Straw. Install depth: approximately 2 in.	85566	2853	\$ 8.46	\$ 24,138.23
Lawn Enforcement Agency	Long Leaf Pine Straw	Uses Long Leaf Pine Straw only. Initial depth approximately 12 in.; settles to 2-3 in.	111439	2616	\$ 8.98	\$ 23,496.00

Vendor	Total Cost	Difference from Lowest Bid
Master's Lawn & Pest	\$ 12,110.40	\$ -
Sunrise Long Needle	\$ 20,584.39	\$ 8,473.99
Lawn Enforcement	\$ 23,496.00	\$ 11,385.60
Sunrise Slash Pine	\$ 24,138.23	\$ 12,027.83

Board Recommendation

Consider approval of the proposal submitted by Master's Lawn & Pest in the amount of \$12,110.40. The proposal is the most cost-effective option and is supported by available funding within the Field Expense – Mulch budget.



PROPOSAL

Proposal Number 7637
Date 05/28/26
Sales Rep Caroline Parker

Client Address

Alisa McGowan
Parker Road CDD
11701 Southwest 30th Avenue
Gainesville, FL 32608

Property Address

Oakmont
11701 Southwest 30th Avenue
Gainesville, FL 32608

The Master's appreciates the opportunity to provide you with the following proposal.

Scope of Work:

- Install thick layer (between 2-3 inches at the time of installation) of pine straw in retention pond beds as listed in attached spreadsheet

Photos or Designs:

- Please see attached pdf for pine straw bales per retention pond

What sets The Master's apart?

Awards:



Certifications & Professional Affiliations:



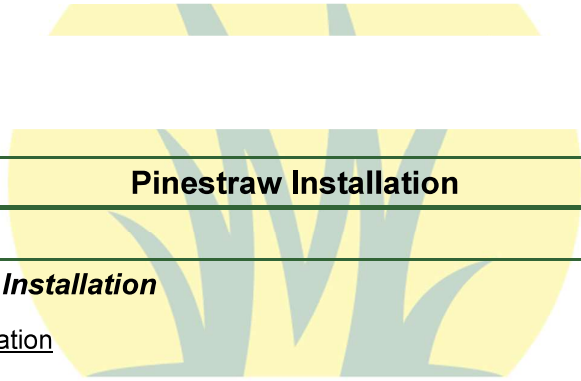
Clients We Serve:



The Master's Approach:

A thoughtful, coordinated approach to property care—designed to remove stress and create confidence.

- **One Coordinated Team**
A beautiful stress-free landscape takes a combination services including design, care, protection, education, experience, communication, and teamwork.
- **Clear communication**
Expectations, scope, and next steps are outlined up front, with ongoing communication to keep things aligned.
- **Systems with accountability**
Behind the scenes, structured processes guide scheduling, quality control, and follow-through - so details aren't missed.
- **Thoughtful care, done the right way**
Decisions are made with the long-term health and appearance of the property in mind, not shortcuts or quick fixes.
- **Local ownership and responsibility**
The people overseeing the work are not perfect - but we're local, accessible, and accountable - before, during, and after the service.



Pinestraw Installation		
Description	Qty/UM	Ext Price
<i>Pine straw Bed Preparation & Installation</i>		
<u>Pinestraw Preparation & Installation</u>		\$12,110.40
slash pine - pine straw mulch	2,088.00 each	
	Subtotal:	\$12,110.40
	Estimated Tax:	\$0.00
	Total:	\$12,110.40

Terms & Conditions

This agreement includes the following terms and conditions, which are integral to the agreement.

UNDERGROUND UTILITIES: The Master's will call to locate public utilities before starting the project. We are not responsible for locating or avoiding private underground systems that cannot be located (e.g. satellite cables, irrigation, private electric, etc.).

PLANT WARRANTY: All installed plant material has a one-year, one-time replacement guarantee. This is valid only if the plants are protected by our **Landscape Health Program** (Shrub/Tree Fertilization Program and Seasonal Irrigation Service Plan). This guarantee does not cover plants that are transplanted or damaged by deer.

SOD WARRANTY: All installed sod has a one-year, one-time replacement warranty when on our **Complete Lawn Health program**. This warranty is valid only if the sod is on the program at the time of installation. Clients are responsible for adjusting the sprinkler controller as necessary for rain or drought conditions while sod gets established.

LIFETIME WARRANTY: The Master's now offers a Lifetime Warranty option with a one-time replacement guarantee for shrubs, trees, and sod. This warranty is conditional on enrolling in our **Premier Landscape Management Program**. This all-inclusive program includes Maintenance, Lawn/Plant Health, and our Quarterly Irrigation Plans to protect your landscape. For more details on one-year and lifetime warranty options, please ask our representative.

UNFORESEEN CIRCUMSTANCES: During the execution of your project, unexpected underground obstacles (stumps, drain fields, underground boulders, etc) may be encountered. Should such issues arise, additional costs may be incurred to work around these obstacles and ensure the project is completed according to the agreed-upon scope of work. These situations will be brought to your attention during the project to determine a solution.

DRAINAGE: Drainage systems are guaranteed to be free from defects and to function properly from collection to discharge. Extreme weather events are not covered in design. The design is based on information provided and observed during the initial consultation and property review. The contractor's liability is limited to repairing or replacing defective work and/or materials. Pump and mechanical components are covered by the manufacturer's warranty.

IRRIGATION: Any irrigation repairs, parts, or system modifications not clearly listed in this proposal or scope of work are excluded. If irrigation adjustments or repairs become necessary to properly water new plantings or sod, these items will be quoted separately unless parts are listed in the scope as included in this agreement. Any trenches created for irrigation, drainage, or electrical work will naturally regrow with existing turf and are not re-sodded unless specified in the scope of work.

STANDARDS: All work will be completed according to industry standards. Any changes to proposed specifications will incur additional costs for labor and/or materials, known as a change order. Plants/Materials listed are based on availability and may be substituted for materials of equal value without notice, unless specifically requested. Discussions with the representative are not included in this proposal unless designed herein. Should you notice any omissions, please reach out to the representative to have these added.

POOL & PATIO FURNITURE: Dust is inevitable during a project – especially if it involves pavers or retaining walls. For your protection, we ask that you cover any furniture or accessories and/or move it from the work area. After a paver project is completed by a pool, it is common for it to need cleaning, and this is the responsibility of the client.

INSURANCE: The Master's is a Licensed Landscape Contractor and Pest Control provider. Our workers are fully covered by Workman's Comp Insurance and Liability Insurance.

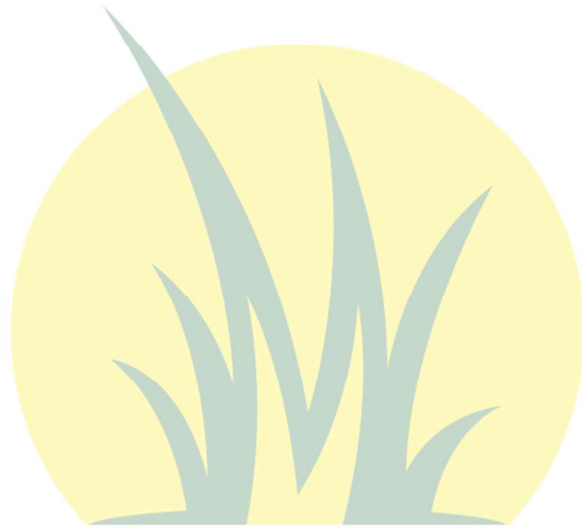
PROJECT PAYMENT TERMS 50% Deposit Due upon the acceptance of the agreement. The deposit is non-refundable. Credit card payment is available with a 3% convenience fee. ACH (electronic check) payment is no additional charge. Balance is due upon completion of the job. Change Orders will be billed separately. A 2% SERVICE CHARGE will be assessed monthly for any delinquent accounts. The client agrees to pay administrative fees, reasonable attorney's fees, and collection costs if this account is referred to an attorney or agency for collection.

RECURRING SERVICE TERMS: Monthly Service Agreements (maintenance, lawn health, pest control, and irrigation programs) are a continuous service from month to month and may be canceled at any time with 60-day notice.

THIS PROPOSAL IS VALID FOR 30 DAYS.

Client Signature
Oakmont

Date





Proposal Prepared for:

Oakmont

, Florida

Contact: Alisa Carlino-McGowan

Email: acmcgowan@bermancorp.com

Prepared by:

Alana Kirk

Email: akirk@sunriselandscape.com

Proposal Date: 5/26/2026

Proposal #: 34549

Pine Straw Installation

Purpose

The purpose of this proposal is to furnish and install fresh pine straw to all designated landscape beds as shown on the attached site map (areas highlighted in yellow and red). This installation will enhance curb appeal, suppress weeds, improve moisture retention, and provide a clean, uniform appearance throughout the community.

Scope of Work

Sunrise Landscape will provide the following services:

- Deliver premium long-needle pine straw to the property
- Install pine straw to all designated landscape beds highlighted on the provided site map

Installation will be completed in one continuous service visit unless otherwise coordinated with management.

Materials

- Premium long-needle pine straw
- Installed at industry standard depth (2in) for full coverage



Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$20,584.39

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.

8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.

10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By _____

Kyler Pacyga

Date 5/26/2026

Sunrise Landscaping Contrs

By _____

Date _____

Oakmont



Proposal Prepared for:

Oakmont

, Florida

Contact: Alisa Carlino-McGowan

Email: acmcgowan@bermancorp.com

Prepared by:

Alana Kirk

Email: akirk@sunriselandscape.com

Proposal Date: 5/26/2026

Proposal #: 41121

Slash Pine Installation

Purpose

The purpose of this proposal is to furnish and install fresh Slash Pine to all designated landscape beds as shown on the attached site map (areas highlighted in yellow and red). This installation will enhance curb appeal, suppress weeds, improve moisture retention, and provide a clean, uniform appearance throughout the community.

Scope of Work

Sunrise Landscape will provide the following services:

- Deliver premium slash pine to the property
- Install slash pine to all designated landscape beds highlighted on the provided site map

Installation will be completed in one continuous service visit unless otherwise coordinated with management.

Materials

- Premium Slash Pine
- Installed at industry standard depth (2in) for full coverage



Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$24,138.23

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.

8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.

10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By _____

Kyler Pacyga

Date 5/26/2026

Sunrise Landscaping Contrs

By _____

Date _____

Oakmont



Proposal #8272

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

Priority Pine-Straw Installation

This proposal is to install pine straw in selected areas by board member. (Map located Below)



11


14

Pine Straw Install

Pine-straw Install

Items	Quantity	Unit	
Pine Straw Mulch	2,616.00	Bale	
		Pine-straw Install :	\$23,496.00
		Subtotal	\$23,496.00
		Estimated Tax	\$0.00
		Total	\$23,496.00

Terms & Conditions

By 

Matthew Wimberly Jr
Date 4/2/2026

By _____
Date _____
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Windows & Doors Store
Proposal #589 for Clubhouse Doors
Weather Stripping Replacement



Windows & Doors Store
 25340 W Newberry Rd
 NEWBERRY, FL 32669 United States
 accounting@windowsanddoorstore.com | (352) 450-1826

Invoice #589

Issue date
 Jun 18, 2026

Invoice #589

Customer

Alisa McGowan
 Oakmont
 acmcgowan@bermancorp.com
 (352) 204-8177
 11701 southwest 30th ave
 Gainesville , FL 32608

Invoice Details

PDF created June 18, 2026
 \$322.50

Payment

Due June 18, 2026
 \$322.50

Items	Quantity	Price	Amount
Weather Stripping replacing weather stripping on to 8 foot tall entry doors	1	\$322.50	\$322.50
Subtotal			\$322.50

Total Due **\$322.50**



Pay online

To pay your invoice go to <https://squareup.com/u/kvVZmY7V>
 Or open the camera on your mobile device and place the QR code in the camera's view.



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Lawn Enforcement Agency
Proposal #9111 for Irrigation Network Upgrades

FY 2027 Irrigation System Upgrade

Hunter Centralus Irrigation Management Platform

Purpose

Integrate Oakmont's primary irrigation controllers into the Hunter Centralus platform to provide centralized monitoring, scheduling, and management of the community's irrigation system.

Project Update

Following the replacement of **Controller B in June 2026**, the project cost has been reduced to **\$35,000**.

Benefits

- Remote access to irrigation controllers and scheduling
- Centralized management of irrigation operations
- Real-time monitoring and automated system alerts
- Faster troubleshooting and reduced field labor
- Improved irrigation efficiency and water management
- Enhanced protection against unauthorized programming changes
- Improved oversight of community-wide irrigation systems

Cost

Project Cost: \$35,000

Monthly Cellular Service: Approximately \$80 per month
(\$10 per controller)

Budget Impact

This project will modernize Oakmont's irrigation management capabilities, improve operational efficiency, support water conservation efforts, and provide better monitoring and control of irrigation infrastructure.

FY 2027 Budget Recommendation

Allocate \$35,000 in the FY 2027 Capital Improvement Budget for Hunter Centralus integration.



A HIGHGROVE Company

Proposal #9111

Date: 6/17/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Irrigation Networking/Upgrades Revised

This estimate is a revision of estimate #6402 from November 2025. It was updated after the necessary replacement of Controller B in June 2026. Replacing Hunter ACC Controllers A, B, C and D with Centralus compatible Hunter ACC2 units was included in the previous estimate. In this estimate, the replacement of Controller B has been removed.

This estimate was created to upgrade and network the irrigation systems for the Oakmont neighborhood common areas. The purpose of these upgrades is to connect (8) of the (13) irrigation systems to the Hunter Centralus commercial irrigation management platform. This will consolidate and organize control, programming, operation, and monitoring of the systems, providing remote access via internet browser for Oakmont management and the irrigation service contractor (Lawn Enforcement Agency).

Of the (8) irrigation systems detailed in these estimates, (3) controllers (A, C, and D) need to be upgraded from ACC to ACC2 models to be compatible with the Centralus software:

- Controller A is currently an ACC Stainless Steel (SS) wall-mounted cabinet that will be replaced with an ACC2 SS cabinet.
- Controller C is currently an ACC SS pedestal that will be replaced with an ACC2 SS pedestal.
- Controller D is currently an ACC plastic pedestal that will be replaced with an ACC2 SS pedestal. This will involve the replacement of the concrete pad foundation (=4ft²) and utilize the existing grounding system (if the current controller grounding is insufficient, an estimate will be provided for the installation of a new grounding plate and rod combination per the manufacturer's specifications). Controller D is currently the only plastic ACC controller on Oakmont property, and the conversion will aesthetically standardize the network of systems.

The existing station/zone decoders on the ACC systems are compatible with ACC2 systems and will retain their zone number assignments during the transition. Lawn Enforcement Agency has been updating decoder firmware during regular irrigation inspections and service and will continue to do so. These updates are engineered to maximize electrical and connectivity performance, reduce communication faults/issues, and increase the life spans of the decoders/wiring/other electrical components.

The new ACC2 controllers will all receive LTE cellular data modules to connect to the Oakmont Centralus account.

The remaining (5) controllers (B, F, I, J, and K) detailed in this estimate are currently ACC2 models that will require the installation of LTE cellular data modules and will be added to the Oakmont Centralus account and programmed for automatic watering.

The Centralus account and support is a service provided free of charge by Hunter Industries. The LTE cellular data service is provided by a 3rd party Hunter affiliate at a cost of \$10/month* (totaling \$80/month for all [8] controllers detailed in this estimate). Lawn Enforcement Agency and/or the regional

Hunter sales and service representative will provide the required information to Oakmont management for assuming the cellular data payments.

*As of June 2026.

The work in this estimate will be organized by controller and delivered below in alphabetical order. During the controller replacement/Centralus establishment process, automatic watering will not be allowed to lapse for longer than 24 hours for high-priority zones (annuals, new landscape areas), or for (1) bi-weekly water day for the remaining zones.

The Centralus platform and ACC2 conversions will:

- Allow remote programming and schedule adjustment.
 - Generate visual charts of watering schedules and history.
 - Organize zones by water source, increasing efficient use of time by maximizing the number of simultaneously active stations and providing easy access to meter-specific watering history.
 - Provide status data and issue alerts for connectivity/system issues.*
 - Facilitate manual operation via mobile devices for irrigation inspections, zone testing, supplemental watering runs, etc.
 - Allow technicians/Oakmont representative(s) to schedule "Calendar Day[s] Off" to suspend automatic watering for events/construction/repairs/etc.
 - Prohibit access to at controller without proper credentials, preventing unauthorized tampering with programming.
 - Provide many other useful features, both standard and unique, designed by Hunter Industries.
- *Alerts for system issues will be monitored and addressed by Lawn Enforcement Agency as part of the current irrigation service plan. System repairs will continue to be performed as needed, and estimates will be provided for major repairs.

Following the initialization, configuration, and programming of the systems' automatic watering to Centralus, instruction on the operation of the platform for Oakmont representatives will be arranged/provided upon request.

The remaining (5) of the (13) controllers (E, G, H, L, and M) on the Oakmont property are small, battery-powered conventional systems (Hunter XC-Hybrid), whose coverage represents ~1% of the neighborhood's irrigated greenspace. A permanent 120VAC electrical source would be required to install controllers compatible with the Centralus platform. This estimate focuses on the higher profile "main" systems, covering the vast majority of the property. However, additional estimates will be provided to upgrade these systems to ICC2 controllers upon request (Installation of the 120VAC power sources can be contracted through Lawn Enforcement Agency. Estimates will be provided upon request.).

TASK BREAKDOWN BY CONTROLLER:

CONTROLLER A (46 zones):

1. Replace the current ACC Stainless Steel (SS) cabinet with an ACC2 SS cabinet.
2. Install (1) A2C-LTEM cellular data module..
3. Connect controller to the Oakmont Centralus account.
4. Program automatic watering schedules through the Centralus network.

CONTROLLER B (67 zones):

5. Install (1) A2C-LTEM cellular data module.
6. Connect controller to the Oakmont Centralus account.

7. Program automatic watering schedules through the Centralus network.

CONTROLLER C (89 zones):

8. Replace the current ACC SS pedestal with an ACC2 SS pedestal.

9. Install (1) A2C-LTEM cellular data module and an A2C-D75 75-station expansion module.*

10. Connect controller to the Oakmont Centralus account.

11. Program automatic watering schedules through the Centralus network.

*ACC2 Controllers require (1) A2C-D75 module for every (75) zones. (1) module is provided with each ACC2 controller for the first (75) zones, and with (89) zones, Controller C will require a total of (2) modules.

CONTROLLER D (33 zones):

12. Remove existing ACC plastic pedestal controller and concrete foundation (pad), preserving the power, grounding, and 2-wire path(s).

13. Install new concrete pad per manufacturer's recommendation and install an ACC2 SS pedestal.

14. Install (1) A2C-LTEM cellular data module.

15. Connect controller to the Oakmont Centralus account.

16. Program automatic watering schedules through the Centralus network.

*If current grounding is insufficient, an estimate will be provided for the installation of a new grounding plate and rod combination per the manufacturer's specifications.

CONTROLLER F (52 zones):

17. Install (1) A2C-LTEM cellular data module.

18. Connect controller to the Oakmont Centralus account.

19. Program automatic watering schedules through the Centralus network.

CONTROLLER I (21 zones):

20. Install (1) A2C-LTEM cellular data module.

21. Connect controller to the Oakmont Centralus account.

22. Program automatic watering schedules through the Centralus network.

CONTROLLER J (23 zones):

23. Install (1) A2C-LTEM cellular data module.

- 24. Connect controller to the Oakmont Centralus account.
- 25. Program automatic watering schedules through the Centralus network.

CONTROLLER K (52 zones):

- 26. Install (1) A2C-LTEM cellular data module.
- 27. Connect controller to the Oakmont Centralus account.
- 28. Program automatic watering schedules through the Centralus network.

Irrigation Repairs

Irrigation Repair

Items	Quantity	Unit	
Irrigation Materials	1.00	Flat Price	
		Irrigation Repair :	\$35,000.00
	Subtotal		\$35,000.00
	Estimated Tax		\$0.00
	Total		\$35,000.00

Terms & Conditions

By _____
Corey Martin

Date 6/17/2026

By _____

Date _____
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Paint Color Suggestions
for Maintenance Shed

June 8, 2026

Subject: Suggestion for Oakmont Maintenance Shed - New Paint Scheme

Prepared by: Bruce Yancey (Oakmont Homeowner since 2016)

For consideration by: Parker Road CDD and Oakmont Architectural Review Board [ARB]

Discussion: The Maintenance Shed's design and location are not the issue, as its size, shape, roofline, fencing, landscaping and placement are unobtrusive. What draws unnecessary attention to the building (which is not meant to be an architectural highlight within the Activity Center complex), is the light tan paint and white trim. It appears this color scheme may have been an attempt to use a similar tone as the Activity Center's non-brick exterior stucco walls. But in a landscape dominated by greens, dark greens, shadowed tree trunks, black fencing, and dark mulch beds, the current appearance of the maintenance shed creates a high-contrast object that immediately draws attention when the opposite is usually desired for such commercial buildings.

If the body and trim paint were shifted to a muted green-gray without changing anything else, the structure would visually recede into the tree line. From a distance, one's focus would then be drawn to the lawn, trees, walking path, and distant Activity Center rather than to a maintenance shed. Once the building's paint colors move closer to the surrounding foliage, the entire fenced compound begins to read as one visual element instead of a bright building inside a dark frame. As the younger trees and bushes mature over the ensuing years, it would become even less noticeable. The current tan color, however, will remain conspicuous regardless of how much landscaping grows around it.

From an environmental design perspective, landscape architects will frequently paint utility buildings, pump houses, maintenance sheds, lift stations, and similar structures in subdued greens, grays, or earth tones specifically so they disappear into the landscape rather than announce themselves as an architectural feature.

The following pages show the current tan body/white trim appearance compared to two other potential options for the Parker Road CDD Board and Oakmont's Architectural Review Board [ARB] to possibly consider, as well as details regarding the color examples shown.



Current Paint Scheme



Option 1 - Reduced contrast with body Sherwin Williams [SW] 'Basil' SW6194; trim 'Jade Dragon' SW9129



Option 2 - Further reduced contrast with body Sherwin Williams [SW] 'Rock Garden' SW6195; trim 'Basil' SW6194



Current Paint Scheme



Option 1 - Reduced contrast with body Sherwin Williams [SW] 'Basil' SW6194; trim 'Jade Dragon' SW9129



Option 2 - Further reduced contrast with body Sherwin Williams [SW] 'Rock Garden' SW6195; trim 'Basil' SW6194




SW 6195 214-C7
Rock Garden

RGB 70/84/72

Light reflective value: 8 (dark)
Valor de reflectancia de luz: 8 (oscuro)


Complementary colors
Colores complementarios

- SW 6189 Opaline
- SW 7638 Jogging Path
- SW 9129 Jade Dragon

 **SHERWIN-WILLIAMS.**

sherwin-williams.com 1-800-4SHERWIN
 ©2015 The Sherwin-Williams Company
 Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-10605 CS 10/15



HEX: #465448


SW 6194 214-C6
Basil

RGB 98/110/96

Light reflective value: 15 (dark)
Valor de reflectancia de luz: 15 (oscuro)


Complementary colors
Colores complementarios

- SW 6189 Opaline 271-C2
- SW 9119 Dirty Martini 209-C1
- SW 6109 Hopsack 204-C5

 **SHERWIN-WILLIAMS.**

sherwin-williams.com 1-800-4SHERWIN
 ©2015 The Sherwin-Williams Company
 Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-10597 CS 3/21



HEX: #626E60


SW 9129 214-C4
Jade Dragon

RGB 144/152/134

Light reflective value: 30 (medium)
Valor de reflectancia de luz: 30 (intermedio)


Complementary colors
Colores complementarios

- SW 6189 Opaline 271-C2
- SW 9180 Aged White 261-C4
- SW 6102 Portabello 201-C5

 **SHERWIN-WILLIAMS.**

sherwin-williams.com 1-800-4SHERWIN
 ©2015 The Sherwin-Williams Company
 Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-10571 CS 8/25



HEX: #909886



11 June 2026 - Supplement to 'Parker Road CDD - Maintenance Shed Paint Suggestion' - All renderings are intended to illustrate relative contrast and visual impact only. Actual paint suggestions were Sherwin-Williams SW9129 Jade Dragon, SW6194 Basil, and SW6195 Rock Garden as represented by digital color swatches shown here



Option 1 - Reduced contrast with body Sherwin Williams [SW] 'Basil' SW6194; trim/door 'Jade Dragon' SW9129

Basil - hex 626E60



Jade Dragon - hex 909886



Option 2 - Further reduced contrast with body Sherwin Williams [SW] 'Rock Garden' SW6195; trim/door 'Basil' SW6194

Rock Garden - hex 465448



Basil - hex 626E60





PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Addendum to EverOn
Access Control System Service Proposal

**Confidential and Exempt Security Document Pursuant to Section 119.071(3), Fla. Stat. –
Do Not Disclose**

**ADDENDUM TO ACCESS CONTROL SYSTEM SERVICES PROPOSAL BETWEEN THE PARKER
ROAD COMMUNITY DEVELOPMENT DISTRICT AND EVERON, LLC**

District:	Parker Road Community Development District	Contractor:	Everon, LLC
Mailing Address:	3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817	Mailing Address:	1501 Yamato Road Boca Raton, FL 33431
Phone:	(407) 723-5900	Phone:	() -



The following provisions govern the *Commercial Proposal and Sales Agreement*, submitted by the Contractor on April 30, 2026, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”), for upgrades to the basketball and tennis courts access control system (“Services”).

1. **Duties.** The Contractor shall assume control of the current surveillance infrastructure and will furnish wire raceway upgrades for the access control system in accordance with Exhibit A.

2. **Compensation.** The District shall pay Contractor a total amount not to exceed **Eight Thousand Seven Hundred Thirty-One Dollars and 67/100 Cents (\$8,731.67)** for the Services as identified in **Exhibit A**. The District shall pay Contractor 30 percent of the contract price after execution of this Agreement, 50 percent of the contract price at progress billing, and 20 percent of the contract price upon Contractor’s completion, and the District’s acceptance, of the Services. Invoices shall be due and payable within forty-five (45) days upon receipt of the invoice by the District or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Florida. Statutes. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

3. **Insurance.** The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

4. **Warranty of Workmanship.** The Contractor warrants to the District that the materials and workmanship furnished under this Agreement shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. The Services, all labor, and materials provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of ninety (90) days after final completion and acceptance by the District.

5. **Indemnification.** Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or

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inactions. Contractor shall defend, indemnify, and hold harmless the District and the District’s officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney’s fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.

- 6. Independent Contractor.** In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
- 7. Limitations on Governmental Liability.** Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District’s sovereign immunity or the District’s limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
- 8. Public Records.** Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Vivian Carvalho (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 3501 QUADRANGLE BLVD. SUITE 270, ORLANDO, FLORIDA 32817, PHONE (407) 723-5900, OR EMAIL CARVALHO@PFM.COM.

- 9. Compliance with Governmental Authority.** In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed

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by Contractor shall comply with, and all Services rendered shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.

10. Compliance with E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

11. Compliance with Section 20.055(5), F.S. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

12. Compliance with Public Integrity Laws. The Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
- b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

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- 13. Anti-Human Trafficking Statement.** The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
- 14. Conflicts.** To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.
- 15. Effective Date.** The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

EVERON, LLC

Stephen Gatling / General Manager

By:  _____

Its:  _____

Date: 05/21/2026

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

 _____

By: Tara Ezzell _____

Its: Chairman _____

Date: 5/22/2026

Exhibit A: Commercial Proposal and Sales Agreement

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Exhibit A
Commercial Proposal and Sales Agreement

Everon, LLC

COMMERCIAL PROPOSAL AND SALES AGREEMENT

892272869	Branch:	66591	Sales Representative:	Martella Moore	Today's Date:	4/30/2026
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Customer Information			
Business Name:	PARKER ROAD CDD	Phone:	(352) 727-7939
Address:	3501 QUADRANGLE BLVD STE 270 ORLANDO, FL 328178329	Billing Address:	3501 QUADRANGLE BLVD STE 270 ORLANDO, FL 328178329

Agreement Summary

This Commercial Proposal and Sales Agreement ("Agreement") is entered into between Everon, LLC with principal offices at 1501 Yamato Road, Boca Raton, FL 33431 ("Everon") and the customer identified above ("Customer", together with Everon, the "Parties"), effective as of the date written above ("Effective Date"), governing the sale of products, equipment, components, hardware, and software ("Product(s)"), and/or security, fire, and life safety services ("Service(s)") at Customer's properties or locations ("Premises"), as set forth below and subject to the terms and conditions herein.

¹ Everon is registered to do business as Everon Solutions, LLC in Delaware, Georgia, Illinois, Indiana, and Pennsylvania. In Vermont, Everon is registered to do business as Everon Solutions.

Total Products and Installation Charge:	\$8,731.67
Total Estimated Taxes:	\$0.00
Total Charges:	\$8,731.67

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

- The remaining balance of \$8,731.67.

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

Term Length: 60 Months

Site Location Information			
Location Name:	PARKER ROAD CMTY DEV DIST		
Address:	11701 SW 30TH AVE B CONFERENCE CENTER GAINESVILLE, FL 326080067		
Site #:	600184659	Phone:	(352)727-7939

System Design Information			
System Design Name:	Wire Raceway Upgrade	Job #:	
Equipment Ownership:	Outright Sale		
Warranty Period:	90 Days		
Products and/or Installation 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		

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Equipment List	
Qty	Description
1,000	4 Elem Comp Cable CMR Blk Jkt 1M
Summary of Charges	
Equipment & Installation Total	\$8,731.67
Estimated Taxes	\$0.00
Monthly Fee	\$0.00
Scope Of Work	
<p>Everon will be upgrading the wire and raceway for the Access Control System to the Basketball and Tennis Courts. See SoW.</p> <p>----- <i>BASED ON THE SITE SURVEY, Everon WILL: (see attached design documentation/site plan) -----</i></p> <ul style="list-style-type: none"> • Everon will be upgrading the wire raceway for the basketball court and tennis court. <ul style="list-style-type: none"> ◦ 1000' of Composite cable will be installed ◦ SOV: 30/50/20 <p>Customer Contact for Scheduling: Alisa McGowan 9543284179</p> <p>Sales Contact: Martella Moore 9046090117</p>	
Inclusions/Exclusions	

Pricing above is as of the date of this Proposal 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. Please speak to your sales representative for solutions to minimize risk of tariff-related price increases.

Terms and Conditions	
<p>All prices quoted and any other offers made in this Proposal are based upon the terms herein and valid for thirty (30) days from the date of this Proposal, after which they are automatically withdrawn, and this Proposal shall be void. The following terms and conditions noted with an X are incorporated into this Proposal and Sales Agreement:</p>	
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> General Terms and Conditions <input type="checkbox"/> Product-Specific Terms: Extended Service Plan <input type="checkbox"/> Product-Specific Terms: Inspection and Testing Services <input type="checkbox"/> Product-Specific Terms: Monitoring Services <input type="checkbox"/> Product-Specific Terms: ATM Products and Services 	<ul style="list-style-type: none"> <input type="checkbox"/> Product-Specific Terms: Sprinkler and Suppression Services <input type="checkbox"/> Product-Specific Terms: EAS and Security Gates <input type="checkbox"/> Product-Specific Terms: Third-Party Services <input type="checkbox"/> Product-Specific Terms: Rented or Financed Products <input type="checkbox"/> Product-Specific Terms: Special Business Risk Provisions

GENERAL TERMS AND CONDITIONS ("GTCs")

1. Charges, Invoicing, and Payment

A. Invoices. Everon shall issue invoices directly to Customer for amounts owed to Everon ("Charges"). Everon shall issue invoices to Customer on the following schedule:

i. For ongoing Services under a contract term or on a month-to-month basis ("Recurring Services"), Everon shall issue invoices Quarterly in advance.

ii. For projects requiring installation of Products and that have a written schedule of values, Everon shall issue invoices as set forth in the schedule of values; or if no schedule of values exists, Everon shall issue invoices over time on a progressive basis to reflect Everon's estimated percentage of work completed, which may, in Everon's discretion, be based on field observations, costs estimated or incurred, subcontractor estimates, and/or other reasonable factors ("Percentage of Work Completed").

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iii. For all other Products or Services, Everon shall issue invoices upon delivery or Substantial Completion of the Product or Service. "Substantial Completion" shall mean the date when work is completed sufficient to allow Customer or end user to use the Product or Service for its intended purpose, even if minor details (e.g., punch list items) remain to be completed.

B. Payment. Customer shall pay each invoice in full within thirty (30) days of the date of the invoice, without discount, set-off, or deduction. Any acceptance by Everon of a partial payment shall not be construed as a waiver of Everon's right to receive any unpaid portion of an invoice. Customer shall make payment via wire, automated clearing house, check, or such other manner as may be agreed upon by Everon and Customer. If a payment due date falls on a weekend or any bank holiday, payment must be made on the next available banking day.

C. Past Due Amounts. Past due amounts shall accrue interest at a rate of two percent (2%) per month compounded or the maximum rate allowed by law, whichever is less. All overdue payments received from Customer shall first be applied to interest and collection costs before they will be applied to any principal amounts. Everon shall be entitled to recover from Customer any costs of collecting past due amounts, including reasonable attorneys' fees.

D. Charges. Charges for Products are determined on a per-order basis and are valid for thirty (30) days from any written proposal. Charges for any Products ordered by Everon or Customer more than thirty (30) days after the date of the Agreement shall be at Everon's then-current prices. After the first year of the term of any Services, but no more frequently than once in any twelve (12) month period, Everon may increase the Charges, effective upon thirty (30) days prior written notice, by an amount not to exceed the United States Consumer Price Index increase over the preceding twelve (12) months plus four (4) percent.

E. Delays. Everon shall be reimbursed for all costs incurred by Everon or its subcontractors due to actions by Customer or any of Customer's vendors or customers that alters or delays the Services, whether before, during, or after Everon has started performing the Services. Any delays other than Force Majeure (as defined in Section 11, below) that cause Everon to incur more labor or overtime hours to complete the Services than originally bid will be the subject of an equitable adjustment to the Charges. Everon will give appropriate notice when possible to the Customer prior to either the Customer or Everon incurring such charges.

F. Taxes and Fees. Charges do not include any applicable taxes. The Customer shall pay the Charges, and as applicable the following:

i. All applicable taxes, assessment, duties, fees, or charges now or hereafter levied by any domestic or foreign government or instrumentality thereof ("Taxes") related to the Products and Services, other than Taxes based on Everon's net income;

ii. Any false alarm fines or Taxes imposed by any government, instrumentality thereof, law enforcement agency, or other public safety Authority Having Jurisdiction ("AHJ") or costs for additional or modified Products or Services required by any AHJ;

iii. All charges related to telecommunication services required for the Products or Services to function, including expenses or costs required to modify or replace Products or Services to comply with changes made by or affecting telecommunication or related services required for the Products or Services to function;

iv. Any costs and service charges for Everon to repair or replace Customer-owned equipment necessary for Everon to provide the Products or Services;

v. A service charge for (a) Everon to respond to a service call or alarm signal caused by Customer error, including, but not limited to, operating Products contrary to Everon instructions; (b) if Customer cancels an installation or service appointment less than forty-eight (48) hours prior to Everon's deployment of personnel to the Premises; (c) any use of third-party portal for invoice, order, or service or transaction management requested by Customer; or (d) Customer's use of credit card to make payment on any invoice.

vi. If payment and performance bonds are required by Customer, then Customer shall pay an administrative fee; and

vii. Everon may, from time-to-time and in its sole discretion, issue surcharges in order to mitigate and/or recover increased operating costs arising from or related to, without limitation: (a) foreign currency exchange variation, (b) increased cost of third-party supplies, labor, and/or Products, (c) impact of government tariffs or other actions, and (d) any conditions that increase Everon's costs, including without limitation increased labor, freight, material or supply costs, or increased costs due to inflation (collectively, "Surcharges"). Any Surcharges, as well as the timing, effectiveness, and method of determination thereof, will be separate from and in addition to any changes to pricing that are affected by any other provisions in this Agreement.

2. Products and Installation

A. Timing. If the Agreement calls for the installation of any Products by Everon ("Installation"), then Everon will use commercially reasonable efforts to complete the Installation within the timeframe set forth in the Agreement, or if no timeframe is set forth, within a reasonable timeframe. Unless agreed otherwise in writing, Installation shall be during Everon's normal business hours. If no such agreement is made and Customer requests the Installation be performed outside Everon's normal business hours, Monday through Friday (excluding holidays), then additional charges will apply. Within 5 days of completion of the Installation, Customer shall either provide final acceptance of the Installation or identify in writing any corrections required (if no written corrections are provided, Customer will be deemed to have provided final acceptance). If Customer is past due on any invoices at the time Installation is completed, activation of Products may be delayed until past due amounts are paid, at Everon's sole discretion, to the extent permitted by any applicable laws or regulations.

B. Compliance. Customer is responsible for providing the necessary specifications, drawings, designs, or instructions for the Installation and for ensuring they comply with all applicable codes and ordinances. Unless agreed in writing otherwise, Customer shall secure and pay for any required building permits and governmental fees, licenses, and inspection necessary for the Installation. Customer shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority relating to the Installation.

C. Products Ownership. Title and risk of loss to Products sold to Customer under the Agreement shall transfer to Customer upon the earlier of (i) receipt of the Products by Everon or (ii) delivery of the Products to Customer. If Products for an Installation are received by Everon prior to the commencement of Installation, then a fee for Products storage shall be added to the Charges. Customer shall retain title to all Customer-owned equipment that Everon utilizes to provide Services.

D. Substituted Products. If any Product becomes unavailable or discontinued after a Customer order and before Installation, then Everon may substitute an equivalent Product, upon written notice to Customer. The Charges shall be adjusted for any price difference for such substituted Product.

E. Evolving Functionality.

i. **Evolving Products, Services and Features.** Customer acknowledges and agrees that the Products and Services, installed, configured, supported or provided by Everon are subject to ongoing development and change, including without limitation through manufacturer or third-party software enhancements, patches, updates, upgrades, changes to license models, and the introduction or activation of new or modified features and functionalities (collectively, "Evolving Features"). As a result, the scope of capabilities of the Products and Services may change over time, including the addition of capabilities that were not available or not enabled as of the date of installation.

ii. **Customer Control of Features.** Many Evolving Features are, or may in the future be, capable of being activated, configured, or deactivated by Customer (or its users, administrators, or third-party service providers acting on its behalf) without Everon's involvement, including but not limited to features such as gunshot detection, facial recognition, people counting, analytics, and other similar or successor functionalities ("Advanced Features"). Customer understands and agrees that the availability, activation, use, or configuration of any such Advanced Feature is under Customer's control and outside of Everon's control.

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iii. Unless expressly set forth in a written statement of work signed by both Parties, Everon shall have no obligation to (a) monitor Customer's use of the Products and Services, (b) monitor changes to or availability of Evolving Features or Advanced Features, (c) provide legal or regulatory advice regarding such features, or (d) enable, disable, or reconfigure any feature in order to achieve legal compliance for Customer. Any such services, if provided, are offered solely as an accommodation and shall not shift responsibility for legal compliance away from Customer.

F. Internet and Radio Frequency Based Products and Services

i. Customer Responsibility for Connectivity; Everon-Provided Circuits.

1. Customer acknowledges that Everon's services may require continuous, reliable Internet or radio frequency connectivity from the Premises. Except as expressly stated in this Agreement, Customer is responsible, at its sole cost, for procuring and maintaining all Internet connectivity (including any necessary routers, switches, firewalls, and related equipment).
2. If Everon agrees in writing to arrange for or otherwise provide an Internet connection for Customer's site (whether through a third-party provider or otherwise), Customer expressly agrees that: (a) Everon is not a telecommunications carrier and provides such connectivity solely as a convenience and pass-through; (b) such connectivity remains subject to all limitations, outages, degradation, and other issues inherent in the underlying provider's services; and (c) any interruption, degradation, or unavailability of the connection shall be deemed an excused performance event under this Agreement and shall not constitute a breach by Everon.

ii. Preference for Hardwired Connectivity; Use of Cellular as Primary Connection.

1. The Parties acknowledge that a dedicated, hardwired Internet connection (e.g., cable, fiber, or DSL) is generally preferred for reliability, performance, and cost.
2. Where a hardwired Internet connection is not reasonably available or practical, Customer may use or authorize Everon to provision a cellular-based Internet connection as the primary means of connectivity for the site. In such event, Everon does not guarantee any particular level or quality of service.

iii. Cellular Plans; Throttling and Performance Limitations.

1. Customer acknowledges that cellular data plans used for site connectivity will typically be provisioned on an "unlimited" or high-usage basis intended, in Everon's reasonable judgment, to be sufficient for anticipated monitoring and related traffic; however, such plans may nonetheless be subject to data prioritization, traffic management, or "throttling" by the cellular provider, including reductions in speed or service quality.
2. Customer further acknowledges and agrees that (a) Everon has no control over, and shall have no liability for, any throttling, congestion management, or similar network practices implemented by the cellular provider; (b) the cellular connection is primarily intended to support Everon's monitoring services and related security functions, and is not designed or priced for high-volume or continuous video streaming by Customer or third-parties; and (c) if Customer intends to regularly access or stream camera feeds from outside the site (such as continuous or frequent remote viewing), Customer should procure a dedicated, hardwired Internet connection suitable for that purpose, and Everon shall have no responsibility for any performance issues, delays, or failures arising from use of the cellular connection for such high-volume activities.

iv. Variability of Radio and Cellular Service; No Warranty.

1. Customer understands that radio and cellular service performance may vary over time due to, without limitation, network upgrades, technology transitions (e.g., 3G/4G/5G and subsequent generations), weather conditions, topography, building construction, interference, and the number of simultaneous users on a given cellular node.
2. Although Everon may perform periodic measurements, sampling, or other assessments of the cellular connection's consistency and reliability, such assessments are indicative only and do not constitute a guarantee or warranty that the connection will function without interruption, degradation, or error.
3. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, ALL RADIO- AND CELLULAR-BASED CONNECTIVITY ARRANGED OR PROVIDED BY EVERON IS PROVIDED "AS IS" AND "AS AVAILABLE," AND EVERON DISCLAIMS ANY AND ALL WARRANTIES (EXPRESS OR IMPLIED) REGARDING THE AVAILABILITY, SPEED, LATENCY, OR QUALITY OF SUCH CONNECTIVITY.

v. Network Configuration; Changes by Customer or Third-Parties.

1. Internet connections used for the services require specific network configurations, which may include, without limitation, firewall rules, port forwarding, NAT settings, VLANs, and security policies (collectively, "Network Settings"), that permit the transmission of video, data, and signaling between the site and Everon's systems.
2. Everon will use commercially reasonable efforts to identify and assist in configuring the Network Settings needed for proper operation of the services. However, Customer acknowledges that: (a) any changes to hardware, software, or Network Settings (including changes made by Customer's IT staff, other vendors, or third-party service providers) may adversely affect or interrupt the services; (b) Everon is not responsible for unauthorized, uncoordinated, or undisclosed changes to the network or related infrastructure; and (c) Everon cannot eliminate all risks of misconfiguration, human error, or conflicting changes, even when acting with due care.
3. Customer shall promptly notify Everon of any planned or actual changes to its network infrastructure, Internet service, or Network Settings that may affect the services and shall provide reasonable cooperation in diagnosing and resolving connectivity issues, including granting Everon or its designees appropriate remote or on-site access.
4. Any service interruption, degradation, or failure resulting from (a) Customer's or a third-party's changes to hardware, software, or Network Settings; (b) Customer's failure to notify or cooperate as described above; or (c) the acts or omissions of Customer's other providers, contractors, or vendors, shall be deemed an excused performance event, and Everon shall have no liability for any resulting unavailability, delay, or degradation of the services.

vi. Fees and No Service Credits for Carrier/Network Issues. Customer remains obligated to pay all fees and charges in accordance with this Agreement notwithstanding any connectivity-related issues or interruptions arising from the acts or omissions of third-party carriers, Internet service providers, or other network providers, or from network configuration changes not solely caused by Everon's gross negligence or willful misconduct. Unless expressly provided otherwise in an applicable Service Level Agreement, no service credits or other remedies shall be due for outages or degradations attributable in whole or in part to such causes.

3. Warranty

A. General Warranty. Subject to the exclusions stated herein, and in addition to any product-specific warranty terms or exclusions set forth in the Product-Specific Terms, Everon provides the warranties below. EXCEPT FOR THE WARRANTIES SPECIFICALLY SET FORTH BELOW OR IN THE PRODUCT-SPECIFIC TERMS, EVERON EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE.

i. *Products Warranty.* Products installed under this Agreement are warranted against defects in material or workmanship for the warranty period stated above, or if no such period is stated, then for ninety (90) days from installation by Everon. Defective Products will be repaired or replaced at Everon's option.

ii. *Services Warranty.* Everon warrants that the Services provided hereunder will be performed in accordance with generally accepted industry standards and practices. If any Services fail to comply with the foregoing standard within the warranty period stated above, or if no such period is stated, within ninety (90) days from the date Services are completed, then Everon will re-perform the non-complying Services during normal business hours, at no additional charge.

B. Limitations and Exclusions.

i. Everon shall perform warranty services during normal business hours (9am to 5pm local time), Monday through Friday, excluding Everon holidays. Customer requests for Everon to perform warranty services outside these hours may result in additional charges.

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ii. Everon is not responsible under any warranty for any defect in Products or Services caused by: (a) damage or alterations to the Products or Premises caused by or resulting from any Force Majeure event (defined herein) or the actions or omissions of any third party, whether intentional or unintentional; (b) Customer's failure to follow Products' operating instructions; (c) Customer's failure to provide ordinary care and maintenance to the Products; (d) battery failure or the Products otherwise losing power supply; (e) telecommunications malfunctions or modifications that render it incompatible with the Products or Everon's central station; (f) failure of devices or components designed to fail in order to protect the Products, including but not limited to fuses and circuit breakers; (g) changes requested by Customer after Installation and acceptance by Customer; (h) Customer's use of Products in combination with equipment or software not supplied by Everon, or changes in any of Customer's systems connected (e.g. HVAC) that are connected to the Products but not supplied by Everon; (i) repair of Products for which replacement parts or components are no longer available due to obsolescence or end-of-product life; (j) replacement of Products that are at the end-of-product life, obsolete, and/or are no longer supported by the manufacturer; and (k) normal wear and tear.

iii. To the full extent permitted by law, all warranties shall become voided immediately if Customer permits any person or entity other than Everon, Everon's employees, or Everon's agents to perform maintenance or service to the Products without Everon's prior written approval.

4. Customer's Obligations

A. Customer's Representations and Warranties. Customer represents and warrants that:

i. Customer owns or leases any equipment Customer provides or allows Everon to use;

ii. Customer has legal authority to authorize Everon to (a) install Products, (b) use, modify, or connect to previously installed equipment, and (c) provide Services to the Premises;

iii. Customer will comply with all laws, codes, and regulations related to this Agreement, or to the Premises, the Products, and Services, including but not limited to privacy, data protection, surveillance, audio/video recording, biometrics, labor and employment, civil rights, and consumer protection;

iv. the Products and Services are ordered for commercial purposes and not for personal, family, or household purposes;

v. Customer's entry into this Agreement will not breach, violate, or interfere with any other contract or third-party's rights;

vi. the Premises comply with all applicable safety and work rules, OSHA regulations, and other governmental and contractual requirements as to working conditions;

vii. if any Services require payment of a prevailing wage under federal or state law, Customer will provide the applicable wage determination to Everon prior to the start of work; and

viii. that Customer will fully comply with the Customer Responsibilities described in Sec 4.B below.

B. Customer's Responsibilities.

i. *Responsibilities regarding Products.* Customer agrees to (a) instruct all users on the Products' proper use, (b) test the Products' protective devices and send monthly test signals through the Everon customer portal, (c) turn off, control, or remove all HVAC systems that interfere with alarm detection service, (d) notify Everon immediately upon discovering a defect in the Products, (e) obtain and keep current all necessary permits and licenses required for the Products, and (f) pay all usage fees imposed by any AHJ in connection with the Products.

ii. *Responsibilities regarding the Premises.* Customer agrees to (a) permit Everon to have reasonable access to the Premises during Everon's normal business hours, (b) cooperate with Everon to obtain any necessary consents and waivers from the Premises owner, if not the Customer, relating to the installation or operation of the Products, or the provision of the Services, (c) supply and maintain all supplemental equipment and facilities necessary for any installation or operation of Products or Services, such as structural changes, conduits, back boxes, commercial power electrical wiring, outlets, bypass or switch units, and associated equipment, equipment room(s), and necessary operating environment as specified by the manufacturers of any goods or equipment to be installed, and (d) remediate any materials defined as being radioactive, infectious, hazardous, dangerous, or toxic by any AHJ ("Hazardous Materials") upon discovery by Everon, prior to Everon continuing work at the affected Premises.

iii. *System Access Control.* Customer is solely responsible for establishing, implementing, and enforcing all permissioning, authentication, access control, and user management policies relating to the Products and Services, including determining (i) who is granted access to the Products and Services, (ii) what level of access such persons have, and (iii) what data, features, and configuration settings such persons may view, modify, or control. Everon shall not be responsible for unauthorized or inappropriate access, configuration changes, or use by Customer's personnel, contractors, service providers, or any other third-party to whom Customer (directly or indirectly) grants access.

5. Risk of Loss. Everon shall bear the risk of loss or damage to Products until delivery to the Premises. Everon shall be responsible for loss or damage to the Products during testing or installation only to the extent such loss or damage is directly caused by Everon. Customer shall be responsible for security and proper storage of Products after delivery to the Premises and shall bear risk of loss for Products on Premises unless the loss is directly caused by Everon.

6. Termination

A. Termination by Everon.

i. Everon may terminate the Agreement or any Service(s) provided thereunder, without penalty, upon thirty (30) days' prior written notice, if: (a) Customer fails to follow any recommendations Everon may make for the repair or replacement of defective or discontinued Products not covered under Warranty or an Extended Service Plan; (b) Customer fails to follow the operating instructions provided by Everon; (c) the Products generate excessive false alarms due to circumstances beyond Everon's reasonable control; (d) in Everon's sole opinion, the Premises in which the Product is installed becomes unsafe, unsuitable, or so modified or altered after installation as to render continuation of Service impractical or impossible; (e) in Everon's sole opinion, continuation of the Agreement is impractical or impossible under the circumstances; or (f) Everon is unable to obtain or continue to support technologies, communication facilities, or Products or component parts thereof that are discontinued, become obsolete or are otherwise not commercially available.

ii. Everon may terminate the Agreement or any Service(s) provided thereunder, without penalty, immediately upon written notice, if: (a) Customer fails to cure any breach of this Agreement, including failure to make payments when due, within thirty (30) days of receiving written notice of such breach; (b) any representation by Customer herein or in any other agreement it has with Everon is materially untrue; (c) Customer breaches any warranty contained herein or in any other agreement it has with Everon; (d) Customer denies Everon reasonable access to Everon-owned Products located at any Premises; or (e) Customer becomes insolvent, becomes a debtor in a bankruptcy or other insolvency proceeding, makes an assignment for the benefit of its creditors, or has a receiver or trustee

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appointed for Customer or its assets.

B. Termination by Customer.

i. If Everon has materially breached the Agreement, and that breach is not cured within thirty (30) days after Everon receives written notice of the breach, then Customer shall have the right to terminate the Agreement or any Service(s) upon written notice, without penalty.

ii. Customer may terminate Recurring Services provided at any individual Premises, upon thirty (30) days' prior written notice, if Customer sells or otherwise ceases owning or occupying an individual Premises, other than through merger or change of control transaction.

C. Effect of Termination or Expiration.

i. Upon termination or expiration of the Term, all Services provided under the Agreement shall terminate.

ii. All Charges due from Customer to Everon shall become immediately due and payable on the date of termination or expiration, including (a) all Charges for Services or Products rendered prior to the effective date of termination or expiration, (b) the percentage of Charges for Installation equivalent to the Percentage of Work Completed as of the effective date of termination or expiration, (c) the costs for any materials, goods, equipment, or Products purchased or allocated for Customer by Everon prior to notice of termination, and (d) any other costs incurred by Everon in reliance on or on behalf of Customer, prior to the effective date of termination or expiration.

iii. If the termination is for any reason other than those permitted in 6.B, then in addition to all fees due under the Agreement for Products and Services rendered prior to termination, Customer shall pay an early termination charge equal to the sum of monthly charges for Recurring Services for the remaining duration of the term of such Recurring Services.

iv. Upon the expiration of the term of any Recurring Services ordered under this Agreement, such Recurring Services shall automatically renew on a month-to-month basis under the terms of this Agreement until terminated by either party by giving no less than thirty (30) days' prior written notice.

7. Limitation of Liability.

A. Alarm Event Limitation. The amounts Everon charges Customer are not insurance premiums. Everon is not qualified to assess the value of Customer's property, and Everon's charges are unrelated to the value of Customer's property, any property of others located in or at the Premises, or the risk of loss associated with the Premises. For purposes of this Agreement, an "Alarm Event" shall mean any losses or damages arising from or related to a casualty occurring at Customer's Premises during which the Products and/or the Services operated, operated improperly, failed to operate, or otherwise did not detect, prevent, terminate, warn of, or mitigate losses or damages resulting from the casualty. Such Alarm Event losses or damages may include, but are not limited to, damage to property, personal injury, or death, and may be caused by casualties such as fire, burglary, unauthorized intrusion, assault, or other event. TO THE FULL EXTENT PERMITTED BY LAW, EVERON, ITS PARENTS, SUBSIDIARIES, AND AFFILIATES, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS, SHALL ASSUME NO RISK OF LOSS AND HAVE NO LIABILITY FOR ANY LOSSES OR DAMAGES ARISING FROM OR RELATED TO ANY ALARM EVENT, WHETHER UNDER CONTRACT, WARRANTY, TORT, NEGLIGENCE, OR OTHER LEGAL THEORY OR CLAIM THAT EVERON FAILED TO DETECT, PREVENT, WARN OF, TERMINATE, OR MITIGATE THE CASUALTY UNDERLYING THE ALARM EVENT. THE RISK OF LOSS FOR ALL ALARM EVENTS REMAINS WITH CUSTOMER. Customer releases and waives for itself and its insurer all subrogation and other rights to recover from Everon arising as a result of paying any claim for loss, damage, or injury to Customer or another person arising from or related to an Alarm Event.

B. Consequential Damages. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, OR INCIDENTAL DAMAGES (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS) ARISING OUT OF ANY PERFORMANCE OR NON-PERFORMANCE UNDER THIS AGREEMENT, WHETHER SUCH CLAIM FOR DAMAGES IS BASED ON TORT, NEGLIGENCE, STRICT LIABILITY, WARRANTY, CONTRACT, OR ANY OTHER LEGAL THEORY, EVEN IF A PARTY IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AT ANY TIME PRIOR TO OR DURING THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES.

C. Liability Cap. WITHOUT LIMITING THE FOREGOING SECTIONS, IN NO EVENT SHALL EVERON'S LIABILITY OR THE DAMAGES RECOVERABLE BY CUSTOMER FROM EVERON, AND/OR EVERON'S PARENTS, SUBSIDIARIES, EMPLOYEES, AGENTS, OR AFFILIATES, EXCEED THE TOTAL AMOUNT PAID BY CUSTOMER FOR PRODUCTS AND SERVICES AT THE PREMISES WHERE THE EVENT FOR WHICH EVERON IS LIABLE OCCURRED, OVER THE TWELVE (12) MONTHS PRECEDING THE EVENT FOR WHICH EVERON IS LIABLE.

8. Indemnification

A. Indemnification by Everon. Everon shall indemnify and hold Customer and its owners, employees, and officers harmless from any and all liabilities, losses, damages, fines, penalties, costs, and expenses, including reasonable attorneys' fees (collectively, "Losses") relating to any and all third party claims, demands and course of actions ("Claims") arising from or related to: (i) the negligence or intentional misconduct of Everon, its agents, or employee, but excluding any Losses arising from or related to an Alarm Event; and (ii) any allegation that a Product infringes any third party intellectual property right, to the same extent that Everon is indemnified by the manufacturer or distributor of the applicable Product for the Losses.

B. Indemnification by Customer. Customer shall indemnify and hold Everon and its affiliates, parents, directors, employees, agents, and officers harmless from any and all Losses relating to Claims arising from or related to: (i) the negligence or intentional misconduct by Customer, its agents, employees, contractors, and subcontractors; (ii) an Alarm Event; (iii) Customer's selection, activation, or configuration of any Product or Service (iv) any breach of any representation or warranty made by Customer in the Agreement; (v) Customer's failure to follow or comply with any law applicable to the Products or Services, and (vi) any defect, hazardous condition, or Hazardous Materials present at the Premises.

9. Insurance. During the term of the Agreement, Everon will maintain the following insurance policies in full force and effect: (a) comprehensive general liability insurance with a limit of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) general aggregate; (b) statutory workers' compensation and employer's liability insurance meeting all applicable federal and state workers' compensation laws; and (c) commercial automobile liability covering bodily injury and property damage, with a combined single limit of two million dollars (\$2,000,000) per occurrence. Certificates of insurance naming Customer as an additional insured are available upon request. Neither the existence of such insurance policies nor the terms of this Section shall be deemed to modify any limitation of liability or indemnification obligation under this Agreement.

10. Intellectual Property.

A. No Transfer of IP. The parties acknowledge that one or both parties may have certain intellectual property rights that may be revealed or provided to the other party in accordance with the Agreement. Each party acknowledges that the Agreement does not grant any right or title of ownership in their respective intellectual property rights to the other unless specifically provided in the Agreement. Any intellectual property shall remain the originator's property unless otherwise provided in the Agreement.

B. Third Party Products and Software.

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i. Everon is a reseller of certain software, licenses, subscriptions, products, services, and equipment ("Third-Party Services") performed, provided, manufactured, maintained, and/or managed by independent contractors ("Vendor(s)").

ii. "EULA" means all product and services documentation provided by Vendor and all end user license agreements Vendor may require Customer to enter into. EULAs are available on Vendors' websites and upon request. Customer represents that it has read and agrees to any applicable EULA prior to entering into this Agreement. Customer agrees that it is solely responsible for complying with all terms of any applicable EULA.

iii. Third-Party Services are sold only with the warranties provided in the applicable EULA. EVERON MAKES NO OTHER REPRESENTATION OR WARRANTY REGARDING THE THIRD-PARTY SERVICES. ALL SALES OF SOFTWARE LICENSES ARE FINAL.

iv. Customer agrees that Everon may pass through any price change in Vendor's cost of Third-Party Services upon written notice to Customer. Customer shall be responsible for, and shall reimburse if Everon pays, any charges from Vendor resulting from (a) Customer's use of the Third-Party Services beyond that purchased under the Agreement and the EULA, and (b) Customer's premature termination of any Third-Party Services that are subject to a term agreement.

v. In addition to and without limiting any other indemnification obligations under the Agreement, Customer shall indemnify and hold Everon harmless to the same extent Customer indemnifies Vendor under an applicable EULA and from any Losses arising from or related to: (a) Customer's breach of any applicable EULA; (b) any actual or alleged compromise, unauthorized access, disclosure, theft, loss, or unauthorized use of Customer information or data in connection with the Third-Party Service; and (c) any failure by Vendor to provide the Third-Party Services, in part or in whole.

C. Data Usage. Everon, Vendors, or their respective designee(s), shall use Customer data, records, and information only: (a) for the specific purpose for which it was submitted; (b) to provide and improve Products and Services; (c) for analytics and research purposes related to Products and Services; (d) to monitor compliance with this Agreement; and (e) for any other purpose permitted in this Agreement or in any other applicable terms and conditions.

D. Customer Data Sets. Customer acknowledges that Customer and/or third-parties acting on its behalf may use in-house, proprietary, third-party, or other external data sets, models, or content (collectively, "Customer Data Sets") in connection with the Products and Services. The selection, legality, accuracy, quality, and use or misuse of any Customer Data Sets, and any outcomes generated from their use with or through the Products and Services, are solely the responsibility of Customer. Everon is not required to review, approve, monitor, or control any Customer Data Sets and may be entirely unaware of their nature, source, or use. Everon shall have no responsibility or liability arising out of or related to any Customer Data Sets or their combination with, or use in connection with, the Products and Services.

11. Force Majeure. Everon shall not be responsible for any delays or costs caused by acts of God (such as fires, earthquakes, floods, hurricanes, tropical storms, tornadoes, lightning, explosions, and other severe acts of nature or weather), war, revolutions, acts of terrorism, epidemics, pandemics, contagions, acts of governmental authorities such as expropriation, condemnation, quarantining, executive orders and changes in laws and regulations, raw material shortages, component shortages, supply chain disruptions, strikes, labor disputes, or for any other cause beyond Everon's reasonable control ("Force Majeure"). Everon shall be entitled to a Change Order and reimbursement for all demonstrable costs incurred due to Force Majeure and an extension of time equivalent to the delay caused by Force Majeure.

12. Confidentiality. During the Agreement, each party may disclose to the other confidential information, the disclosure of which to third parties would be damaging. Confidential information shall include any information relating to the identity of the party's customers, the nature of their relationship with their customers, the nature of the other party's business, or the rates charged by it to third parties. The parties agree not to make use of this information other than for the performance of the Agreement, to release it only to employees requiring such information and only after ensuring that such employees are aware of the terms of this Section, and not to release or disclose it to any other party other than as required by law. The parties further agree not to use any Services performed under the Agreement for advertising, portfolio, or other promotional purposes without the written consent of the other party. Confidential information shall not include any information that: (a) was, is, or becomes public information through no fault of the receiving party; (b) was in the possession of the receiving Party before the commencement of this Agreement; (c) is developed independently by the receiving Party; or (d) must be disclosed pursuant to or as required by law or by a court or other tribunal of competent jurisdiction. The obligations under this section shall survive the termination or expiration of the Agreement for three (3) years.

13. Non-Solicit of Employees. During the term of this Agreement and for one year following its termination or expiration, neither Party shall solicit for employment any employee of the other Party who performed or performs services in connection with this Agreement; provided, however, that this Section shall not prohibit either Party from making general public promotions or solicitations for employment, nor from hiring any person who responds to any such general public promotion or solicitation.

14. Miscellaneous.

A. Nature of Relationship. Everon is an independent contractor and not an employee, agent, joint venturer, or partner of Customer.

B. License Information. Everon state license information is available at <https://www.everonsolutions.com/about/licenses-credentials/licenses>.

C. Export Control. Customer shall not export or re-export, directly or indirectly, any: (i) Product or Service provided under this Agreement; (ii) technical data; (iii) software; (iv) information; or (v) items acquired under this Agreement to any country for which the United States Government (or any agency thereof) requires an export license or other approval without first obtaining any licenses, consents or permits that may be required under the applicable laws of the U.S. or other foreign jurisdictions and shall incorporate in all export shipping documents the applicable destination control statements. Customer shall, at its own expense, defend, indemnify, and save harmless Everon from and against all Losses assessed against or suffered by Everon as a result of an allegation or claim of noncompliance by Customer with this Section. The obligations contained in this Section shall survive the termination or expiration of this Agreement.

D. Conflicts of Interest. Everon does not permit the offering or acceptance of gifts or gratuities by Everon employees from parties with whom Everon is contracting for services, products, or other matters, and Customer shall not make any offer to any Everon employee that would violate this policy. Customer further represents and warrants that there is no financial or business relationship or any other conflict of interest that Customer has with or has offered to any employee of Everon. In the event Everon determines any offer of gifts or gratuities has been made by Customer to an Everon employee or a financial or business relationship or other conflict of interest has been offered to or exists between Customer and an Everon employee, Everon may terminate this Agreement, without penalty, upon five (5) days' prior written notice to Customer.

E. Survival. Sections 3 (Warranty), 5 (Risk of Loss), 7 (Limitation of Liability), 8 (Indemnity), and 12 (Confidentiality) shall survive any termination or expiration of the Agreement.

F. Assignment. Customer may not assign the Agreement or any right thereunder without the prior written consent of Everon, which consent shall not be unreasonably conditioned, withheld, or delayed. Everon may subcontract any portion of the work described in the Agreement.

G. Severability. In the event any one or more of the provisions of this Agreement is held to be unenforceable or invalid under applicable law, such unenforceability or invalidity shall not affect any other provision of this Agreement.

H. Cross-Default. A default by Customer under the Agreement shall be a default of all Agreements between Everon and Customer.

I. Remedies. All remedies under the Agreement are cumulative and in addition to any other rights at law or equity that a party may have.

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J. Amendment. The Agreement may be amended or modified only by a writing signed by both parties. Any purported oral amendment or modification is void.

K. Notice. Any and all notices required or permitted to be given under the Agreement shall be in writing and delivered via certified or registered mail, or by overnight courier. Notices to Everon shall be deemed duly given on the date received by Everon at the following address: Everon LLC, Attn: General Counsel, 1501 Yamato Road, Boca Raton, FL 33431. Notices to Customer shall be deemed duly given on the date received by Customer at the address for Customer stated in the Agreement, or if no such address is provided, at any Premises.

L. Waiver. The waiver by either party of any right under the Agreement or any breach of the Agreement shall not operate as, or be construed as, a waiver of any subsequent right under or breach of the Agreement.

M. Governing Law; Dispute Resolution. This Agreement and any dispute or claim arising under it shall be governed by the laws of the state of Florida, without giving effect to its conflicts of law rules. Any and all matters of dispute between the parties to this Agreement, whether regarding performance of the Agreement, interpretation of any term or provision of this Agreement, or other dispute, shall be decided by arbitration conducted under the Commercial Arbitration Rules of the American Arbitration Association in Boca Raton, Florida, with the arbitrator's costs borne equally by the Parties. The enforceability of this arbitration provision shall be determined by arbitration. The arbitrator(s)' decision shall be final and binding on the Parties.

N. Customer Acknowledgement and Duty to Raise Concerns. Customer represents that, prior to entering into this Agreement and prior to placing any order for Products or Services hereunder, it has had the opportunity to consult with its own legal and other advisors regarding the intended use of the Products and Services. Any concerns regarding legal or regulatory restrictions on Customer's use of the Products and Services - including but not limited to restrictions arising out of Customer's relationships with particular investors, lenders, governmental entities, or participation in tax credits or other governmental or private incentive programs - shall be raised by Customer with Everon in writing prior to entering into the applicable order. Everon has no obligation to identify, interpret, or advise on any such restrictions.

O. Entire Agreement. The Agreement contains the entire agreement between the parties with respect to the subject matter of the Agreement, and supersedes any and all prior agreements or understandings, whether written or oral. The parties agree that there are no oral or written agreements, representations, or understandings by or between the parties regarding the subject matter of the Agreement that are not contained in the Agreement.

P. Electronic Signature; Counterparts. The Agreement may be signed and/or delivered by electronic means (such as e-mail), and all such signatures and electronic transmissions of this Agreement are to be treated as originals for all purposes and given the same legal force and effect as a signed paper contract. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such separate counterparts shall together constitute but one and the same agreement.



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification Lawn Enforcement Agency
Proposal #8887 to Remove Fallen Tree
Between Lots 321 & 322



Proposal #8887

Date: 5/28/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Enhancement Opportunities- Tree Work Between Lot 321-322

I will be providing a proposal to remove the tree that fell during the storm. This will include flush cutting the lead where it broke off, as well as the cleanup and removal of all fallen debris.



This is an example showing the remaining portion of the fallen tree.



Tree Work

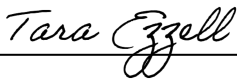
Tree Work

Items	Quantity	Unit	
Debris Removal	1.00	ea	
		Tree Work :	\$1,573.00
		Subtotal	\$1,573.00
		Estimated Tax	\$0.00
		Total	\$1,573.00

Terms & Conditions

By 
Matthew Wimberly Jr

Date 5/28/2026

By 

Date 6/11/2026
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8964 to Remove Fallen Tree
on Walking Trail



A HIGHGROVE Company

Proposal #8964

Date: 6/2/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Tree Work Lot 784 - Blocking Walking Trail

This proposal is to remove all fallen debris from the two trees that blown over in the storm. We also will be cutting what left of both trees down as well. All debris will be disposed of off-site.











Tree Work

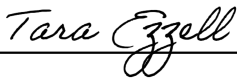
Tree Work

Items	Quantity	Unit	
Debris Removal	1.00	ea	
Skid Steer/Day	1.00	ea	
			Tree Work : \$2,273.00
			Subtotal \$2,273.00
			Estimated Tax \$0.00
			Total \$2,273.00

Terms & Conditions

By 
Matthew Wimberly Jr

Date 6/2/2026

By 

Date 6/11/2026
Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lawn Enforcement Agency
Proposal #8971 to Replace
Irrigation Controller B



A HIGHGROVE Company

Proposal #8971

Date: 6/3/2026

Customer:

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

Property:

Oakmont Community
11619 SW 24th Ave
Gainesville, FL 32607

Controller B Replacement

During the lightning storms in late May 2026, two Oakmont Community 2-wire irrigation controllers sustained surge damages (Controllers A&B, which cover the N entrance/perimeter and blocks immediately S of the N perimeter, respectively), as discovered by a Lawn Enforcement Agency irrigation technician on 05/29/2026.

Controller A, a Hunter ACC controller in a stainless steel (SS) cabinet, located on the W wall of the N entrance, was repaired by replacing the internal transformer fuse and resetting the facepack.

The same procedure was performed on Controller B (Hunter ACC on a SS pedestal), which restored current through the internal transformer, but the main boards had sustained damage, and the controller remains nonfunctional.

This estimate is for the replacement of Controller B with a Hunter ACC2 in a SS cabinet, compatible with the current SS pedestal.

Upon approval, the following work will be performed:

1. Replace damaged Controller B with a Hunter A2C-75D-SS 2-wire irrigation controller in a SS cabinet upon the existing SS pedestal.
2. Perform decoder inventory and 2-wire diagnostics to determine if the 2-wire path or decoders have sustained any damage from the surge.*
3. Test current grounding for sufficient resistance.*
4. Program Controller B for automatic watering.

*A subsequent estimate will be provided to repair any damages to the decoders/2-wire path or to ensure proper grounding, if it lacks sufficient resistance.

Irrigation Repairs

Irrigation Repair

Items	Quantity	Unit	
Irrigation Materials	1.00	Flat Price	
			Irrigation Repair : \$5,900.00

Subtotal	\$5,900.00
Estimated Tax	\$0.00
Total	\$5,900.00

Terms & Conditions

By _____
Corey Martin

Date 6/3/2026

By *Tara Ezzell*

Date 6/11/2026

Oakmont Community



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Quality Seal Services LLC
Proposal #118 for Pool Deck Paver Repairs



ESTIMATE TO:

Parker Road CDD/Oakmont
11701 SW 30th Avenue, Gainesville FL. 32608
acmcgowan@bermancorp.com

EST118

Date: Jun 9, 2026

#	Item	Unit Price	Qty	Total
01	Repairs On Pool Deck. We will get the paver out, make them level and glue them on place with thinset.	\$350.00	1	\$350.00
			Subtotal	\$350.00
			Grand Total	\$350.00

Thank you!

V. J. ... /ho 6/11/2026



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of R.E. Arnold Proposals
for Sinkhole Repairs



May 27, 2026

Attn: Parker Road Community Development District
Reference: GRU Basin – **Estimated Proposal for the date of 5/27/2026 as sinkholes may increase in size (dimensions provided on estimate).**

Proposed work for Sinkholes/Depression: Excavate all loose yielding soils to expose chimney or to a depth to solid soils. Excavated and imported soils will be placed back in excavated area and machine compacted in twelve-inch lifts.

Furnish labor, material, equipment, truck and tools (operators transportation) and supervision in order to repair existing (3) three sinkholes/depression.

- 58' x 25' x 12' Deep at widest point – **Electrical conduit visible inside of depression.**
- 21' x 14' x 5' Deep at widest point
- 10" x 10" x 36" Deep at widest point

Estimated time and material:

Equipment/Labor

Mobilization – One time fee	\$ 500.00
313 CAT Hoe \$225.00 per hour x 8.00 hours	\$ 1,800.00
299 Skid Steer \$175.00 per hour x 8.00 Hours	\$ 1,400.00

Material

15 loads of Clay rich soils at \$295.00 per load	\$ 4,425.00
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Total Balance Due **\$ 8,125.00**

**** Note responsible for landscaping, sod, irrigation, broken curb or sidewalks and other utilities encountered during excavation ****

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

Authorized Signature
Parker Road CDD



May 27, 2026

Attn: Parker Road Community Development District
Reference: Basin 1 West – **Estimated Proposal for the date of 5/27/2026 as sinkholes may increase in size (dimensions provided on estimate).**

Proposed work for Sinkholes/Depression: Excavate all loose yielding soils to expose chimney or to a depth to solid soils. Excavated and imported soils will be placed back in excavated area and machine compacted in twelve-inch lifts.

Furnish labor, material, equipment, truck and tools (operators transportation) and supervision in order to repair existing sinkhole/depression.

6' x 6' x 3.5' Deep at widest point

Estimated time and material:

Equipment/Labor

Mobilization – One time fee	\$ 500.00
313 CAT Hoe \$225.00 per hour x 2.00 hours	\$ 450.00
299 Skid Steer \$175.00 per hour x 2.00 Hours	\$ 350.00

Material

1 load of Clay rich soils at \$295.00 per load	\$ 295.00
--	-----------

Total Balance Due \$ 1,595.00

**** Note responsible for landscaping, sod, irrigation, broken curb or sidewalks and other utilities encountered during excavation ****

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

Authorized Signature
Parker Road CDD



May 27, 2026

Attn: Parker Road Community Development District
Reference: Basin 8 – Estimated Proposal for the date of 5/27/2026 as sinkholes may increase in size (dimensions provided on estimate).

Proposed work for Sinkholes/Depression: Excavate all loose yielding soils to expose chimney or to a depth to solid soils. Excavated and imported soils will be placed back in excavated area and machine compacted in twelve-inch lifts.

Furnish labor, material, equipment, truck and tools (operators transportation) and supervision in order to repair existing (2) two sinkholes/depression.

16' x 12' x 5' Deep at widest point
Existing wick depression needs to be addressed.

Estimated time and material:

Equipment/Labor

Mobilization – One time fee	\$ 500.00
313 CAT Hoe \$225.00 per hour x 4.00 hours	\$ 900.00
299 Skid Steer \$175.00 per hour x 4.00 Hours	\$ 700.00

Material

2 loads of Clay rich soils at \$295.00 per load	\$ 590.00
1 load of Chip Rock at \$850.00 per load	\$ 850.00

Total Balance Due \$ 3,540.00

**** Note responsible for landscaping, sod, irrigation, broken curb or sidewalks and other utilities encountered during excavation ****

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

Authorized Signature
Parker Road CDD



May 27, 2026

Attn: Parker Road Community Development District
Reference: Basin 9 – Estimated Proposal for the date of 5/27/2026 as sinkholes may increase in size (dimensions provided on estimate).

Proposed work for Sinkholes/Depression: Excavate all loose yielding soils to expose chimney or to a depth to solid soils. Excavated and imported soils will be placed back in excavated area and machine compacted in twelve-inch lifts.

Furnish labor, material, equipment, truck and tools (operators transportation) and supervision in order to repair existing (3) three small intertwined sinkholes/depression to an estimated area.

21' x 11' x ? Deep at widest point
Irrigation main observed, special precaution will be used

Estimated time and material:

Equipment/Labor

Mobilization – One time fee	\$ 500.00
313 CAT Hoe \$225.00 per hour x 3.00 hours	\$ 675.00
299 Skid Steer \$175.00 per hour x 3.00 Hours	\$ 525.00

Material

1 load of Clay rich soils at \$295.00 per load	\$ 295.00
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Total Balance Due	\$ 1,995.00
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**** Note responsible for landscaping, sod, irrigation, broken curb or sidewalks and other utilities encountered during excavation ****

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

Authorized Signature
Parker Road CDD



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Redline Electric Proposal to
Replace Kitchen GFCI Receptacle



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 #4388

Sent on May 29, 2026

Total \$210.00

Product/Service	Description	Qty.	Unit Price	Total
Device Replacement	Replace kitchen area GFCI Receptacle	1	\$210.00	\$210.00

Total \$210.00

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

Signature: Vivian Carvalho Date: 5/29/26



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Southern Escapes Estimate
for Pool Surge Tank Fiberglass Repair



Estimate

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

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

Job Description

Repair of surge tank.

Repair of the fiberglass surge tank where crack has been notated in the bottom of the surge tank. A complete fiberglass repair including new paint will be completed.

In hopes to not have to drain the pool for this, we will lower the water to below the scum gutter and plug off the main drains within the pool. This will allow for the surge tank to stay dry once we pump it out.

Once repair is complete, we will refill the surge tank using the autofill and remove the plugs from the main drains to allow for a faster opening process.

Estimated time on this repair is 3 days.

Lookup Code	Description	Serial Number	Price	Qty	Total
M1145	Labor to repair surge tank.		\$1,650.00	1.00	\$1,650.00
Estimate created 4/13/2026 - Valid until 4/28/2026				Total:	\$1,650.00

Tara Ezzell

5/21/2026

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.



Southern Escapes LLC
CPC1459328
PO BOX 140211
Gainesville FL 32614

RE: Oakmont swimming pool surge tank

Alisa

The repair of the surge tank will be completed by a local professional Fiberglass repair company. The repair will return the fiberglass tank to its original condition. This will be done by draining the tank, grinding out the crack and surrounding areas to allow for Fiberglass mesh and epoxy resin. A gel coating will be applied to create protection from the chemicals of the pool. The warranty for the repair will match the manufacturers' warranty for a new tank, (3-year). Southern Escapes will provide a 3-year warranty for the repair performed.

Thank you

Travis Krzeminski
352-318-4559 Office
352-336-7877 Fax

Tara Ezzell

5/21/2026





PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Southern Escapes Proposal #539
for Pool Repairs



Estimate

Parker Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

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

Job Description

Stenner pump hose replacement - leak found by technician 05-18-2026

Light wedge to repair light.

Injectors for stenner pump to inject chemicals into return line of pool.

Chemical labels for containers.

Roof jacks / struts for water holding tank.

Tile replacement with like color. We can no longer get the matching pool tile but will try to get a tile that will at least match.

Estimate Number: 539

Lookup Code	Description	Serial Number	Qty
GHS-451-4015	Stenner Pumps Santoprene® Duckbill Check Valve .25"		5.00
M1145	Labor to make health department repairs		1.00
GHS-451-4084	Stenner Pumps Black UV Suction/Discharge Tubing .25? x 100'		1.00
RNC-42-3150	Recreonics 11" x 8.5" Day-Glo Green ACID Chemical Solution Tank Label		1.00
RNC-42-3156	Recreonics 11" x 8.5" Day-Glo Red Sodium Hypochlorite Chemical Solution Tank Label		1.00
PTK-37-9751	NPT 6" x 6" Caldera Tile Blue Agate		1.00
SPG-301-1002	Super-Pro Light Wedge		1.00
VAK-601-7100	Vak Pak Roof Jack		2.00
Estimate created 5/19/2026 - Valid until 6/19/2026			Total: \$1,096.54

Tara Ezzell

5/21/2026

Standard Terms & Conditions

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- Estimates are based on visible and accessible conditions at the time of inspection.
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- 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

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- 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:

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- 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

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11. Cancellation

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12. Limitation of Liability

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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 Workman Forestry Proposal
to Mow Gopher Tortoise Reserve



Workman Forestry

1716 SE 64th Way | Gainesville, FL 32641
352-727-8347 | tom.workman@cox.net |
www.workmanforestry.com

RECIPIENT:

Parker Road CDD

Parker Road
Gainesville, FL
Phone: 352-204-8177

Invoice #2026169	
Issued	06/04/2026
Due	07/04/2026
Total	\$3,600.00
Account Balance	\$3,600.00

Tortoise Area Mowing

Product/Service	Description	Qty.	Unit Price	Total
Tractor Mowing	Mow tortoise preserve area.	1	\$3,600.00	\$3,600.00

Forms of Payment: We accept cash, & checks. ACH bank transfers may be made on-line from the invoice. We accept credit cards with an added 3% convenience fee (contact Kelly should you wish to use this option).

Total	\$3,600.00
Account balance	\$3,600.00

Remit to: Workman Forestry 1716 SE 64th Way Gainesville, FL 32641

Pay Now

A service charge of 1.5% per month will be added to invoices 30 days in arrears.

Thank you for your business.

Tara Ezzell

6/11/2026

Parker Road CDD
Parker Road
Gainesville, FL

Tortoise Area Mowing

Invoice #: 2026169
Due date: 07/04/2026
Amount due: \$3,600.00
Amount enclosed: _____

Mail to:
Workman Forestry
1716 SE 64th Way
Gainesville, FL 32641



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 350 – 355

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 350

5/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13301-050326	COX BUSINESS (PARKE2)	05/03/2026	Parker Road CDD	195.36
768880	Envera (PARKE2)	05/01/2026	Parker Road CDD	939.89
769000	Envera (PARKE2)	05/04/2026	Parker Road CDD	4.73
IN00005369	Envera Systems (PARKE2)	04/30/2026	Parker Road CDD	4,838.28
20261024-1	Farm to You Revue (PARKE2)	04/27/2026	Parker Road CDD	625.00
R18005	Habitech Systems, Inc. (PARKE2)	05/02/2026	Parker Road CDD	42.95
17072	Lawn Enforcement Agency, Inc. (PARKE2)	05/01/2026	Parker Road CDD	49,078.00
17336	Lawn Enforcement Agency, Inc. (PARKE2)	05/07/2026	Parker Road CDD	1,375.00
PSI265361	Solitude Lake Management LLC (PARKE2)	05/02/2026	Parker Road CDD	1,005.00
1525	Southern Escapes, LLC (PARKE2)	04/01/2026	Parker Road CDD	1,800.00
1638	Southern Escapes, LLC (PARKE2)	03/23/2026	Parker Road CDD	9,452.83
2017	Southern Escapes, LLC (PARKE2)	05/01/2026	Parker Road CDD	1,800.00
1006	Worten Construction LLC (PARKE2)	05/06/2026	Parker Road CDD	9,700.00
Total:				80,857.04

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 352

5/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
961310	Berman Construction, LLC (PARKE2)	05/22/2026	Parker Road CDD	125.79
92333	Cocobean Inc (PARKE2)	05/20/2026	Parker Road CDD	725.00
11212-052226	Gainesville Regional Utilities (PARKE2)	05/22/2026	Parker Road CDD	119.01
14806-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	85.76
22987-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	19.61
25111-052226	Gainesville Regional Utilities (PARKE2)	05/22/2026	Parker Road CDD	1,334.91
41606-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	2,635.69
49934-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	10.65
50136-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	39.63
50237-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	49.71
50439-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	35.85
50540-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	19.47
50641-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	21.99
50742-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	19.47
50944-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	20.73
51651-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	10.65
51954-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	23.25
52257-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	39.63
52358-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	10.65
56705-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	10.65
74044-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	52.69
74549-052226	Gainesville Regional Utilities (PARKE2)	05/22/2026	Parker Road CDD	246.41
74751-052226	Gainesville Regional Utilities (PARKE2)	05/22/2026	Parker Road CDD	218.06
85916-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	16.46
86017-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	36.94
91134-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	64.83
91235-052126	Gainesville Regional Utilities (PARKE2)	05/21/2026	Parker Road CDD	96.33
A60001939005	GFL Environmental (PARKE2)	05/15/2026	Parker Road CDD	189.47
A60001940027	GFL Environmental (PARKE2)	05/15/2026	Parker Road CDD	145.27
17513	Lawn Enforcement Agency, Inc. (PARKE2)	05/19/2026	Parker Road CDD	7,750.00
8456	VGlobalTech (PARKE2)	05/01/2026	Parker Road CDD	140.00
Total:				14,314.56

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 353
5/29/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	67.00
04888-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	66.00
04890-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	83.00
04891-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	71.00
05050-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	47.00
10543-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	105.00
11145-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	46.00
16208-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	48.00
16234-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	47.00
18493-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	57.00
18495-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	49.00
26296-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	46.00
30796-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	9.00
65734-052226	CLAY ELECTRIC COOPERATIVE (PARKE2)	05/22/2026	Parker Road CDD	3,271.00
1-BID-8552311	FI Dept of Health - Alachua Co (PARKE2)	05/18/2026	Parker Road CDD	40.35
22349-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	746.49
49833-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	271.47
50035-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	221.07
51045-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	163.11
51146-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	134.13
51348-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	286.59
51550-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	163.11
51853-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	116.49
57890-052726	Gainesville Regional Utilities (PARKE2)	05/27/2026	Parker Road CDD	546.15
17557	Lawn Enforcement Agency, Inc. (PARKE2)	05/27/2026	Parker Road CDD	500.00
17563	Lawn Enforcement Agency, Inc. (PARKE2)	05/27/2026	Parker Road CDD	2,925.00
17577	Lawn Enforcement Agency, Inc. (PARKE2)	05/28/2026	Parker Road CDD	6,351.00
INV072	Quality Seal Services LLC (PARKE2)	05/19/2026	Parker Road CDD	150.00
Total:				16,626.96

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 354

6/5/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
961487	Berman Construction, LLC (PARKE2)	06/01/2026	Parker Road CDD	19,381.04
13301-060326	COX BUSINESS (PARKE2)	06/03/2026	Parker Road CDD	195.36
769999	Envera (PARKE2)	06/01/2026	Parker Road CDD	1,081.98
CKREQ-060226	Esengul Momol (PARKE2)	06/02/2026	Parker Road CDD	34.95
161027360	Everon (PARKE2)	05/26/2026	Parker Road CDD	272.57
161045094	Everon (PARKE2)	05/29/2026	Parker Road CDD	2,619.50
FACEPAINT-040626	Faces by Joelle Geiger (PARKE2)	04/06/2026	Parker Road CDD	100.00
117263	Gainesville Pest Control, Inc. (PARKE2)	06/02/2026	Parker Road CDD	125.00
52156-060426	Gainesville Regional Utilities (PARKE2)	06/04/2026	Parker Road CDD	219.81
R19846	Habitech Systems, Inc. (PARKE2)	06/02/2026	Parker Road CDD	42.95
17625	Lawn Enforcement Agency, Inc. (PARKE2)	06/01/2026	Parker Road CDD	4,300.00
17887	Lawn Enforcement Agency, Inc. (PARKE2)	06/01/2026	Parker Road CDD	49,078.00
6610	Redline Electric (PARKE2)	06/01/2026	Parker Road CDD	210.00
PSI274398	Solitude Lake Management LLC (PARKE2)	06/02/2026	Parker Road CDD	1,005.00
2514	Southern Escapes, LLC (PARKE2)	06/01/2026	Parker Road CDD	1,800.00
7734450	USA TODAY Media Corp (PARKE2)	05/31/2026	Parker Road CDD	279.52
8540	VGlobalTech (PARKE2)	06/01/2026	Parker Road CDD	140.00
Total:				80,885.68

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 355

6/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
67218169	Arrow Exterminators, Inc (PARKE2)	05/29/2026	Parker Road CDD	131.00
09201-061126	COX BUSINESS (PARKE2)	06/11/2026	Parker Road CDD	545.10
74448-060826	Gainesville Regional Utilities (PARKE2)	06/08/2026	Parker Road CDD	701.59
18314	Lawn Enforcement Agency, Inc. (PARKE2)	06/10/2026	Parker Road CDD	31,743.44
DM-06-2026-57	PFM Management Services LLC (PARKE2)	06/05/2026	Parker Road CDD	2,625.00
OE-EXP-06-2026-30	PFM Management Services LLC (PARKE2)	06/09/2026	Parker Road CDD	2.06
7293	R.E. Arnold Construction, Inc. (PARKE2)	06/10/2026	Parker Road CDD	3,040.00
7294	R.E. Arnold Construction, Inc. (PARKE2)	06/10/2026	Parker Road CDD	7,240.00
7295	R.E. Arnold Construction, Inc. (PARKE2)	06/10/2026	Parker Road CDD	1,095.00
7296	R.E. Arnold Construction, Inc. (PARKE2)	06/10/2026	Parker Road CDD	1,495.00
7297	R.E. Arnold Construction, Inc. (PARKE2)	06/10/2026	Parker Road CDD	700.00
568	Twinkle Nights Holiday Lights (PARKE2)	06/10/2026	Parker Road CDD	5,252.50
Total:				54,570.69

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

District Financial Statements



Parker Road CDD

May 2026 Financial Package

May 31st , 2026

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



Parker Road CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
Ameris Checking Account	\$13,120.56				\$13,120.56
Ameris Debit Card Account	1,106.57				1,106.57
Ameris Money Market Account	1,481,275.75				1,481,275.75
Ameris Lifestyle Capital	4,226.88				4,226.88
Assessments Receivable	88,552.60				88,552.60
Prepaid Expenses	4,473.38				4,473.38
Assessments Receivable		\$71,532.63			71,532.63
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		189,399.96			189,399.96
Revenue 2020		133,966.92			133,966.92
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		560.07			560.07
Acquisition/Construction Series 2007			\$212.25		212.25
Acquisition/Construction Series 2020			25,425.62		25,425.62
Deferred Const Series 2020			87,130.17		87,130.17
Total Current Assets	<u>\$1,592,755.74</u>	<u>\$1,007,423.26</u>	<u>\$112,768.04</u>	<u>\$0.00</u>	<u>\$2,712,947.04</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$935,890.63	\$935,890.63
Amount To Be Provided				13,199,109.37	13,199,109.37
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,135,000.00</u>	<u>\$14,135,000.00</u>
Total Assets	<u>\$1,592,755.74</u>	<u>\$1,007,423.26</u>	<u>\$112,768.04</u>	<u>\$14,135,000.00</u>	<u>\$16,847,947.04</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$56,628.17				\$56,628.17
Deferred Revenue	88,552.60				88,552.60
Deferred Revenue		\$71,532.63			71,532.63
Total Current Liabilities	<u>\$145,180.77</u>	<u>\$71,532.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$216,713.40</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$14,135,000.00	\$14,135,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,135,000.00</u>	<u>\$14,135,000.00</u>
Total Liabilities	<u>\$145,180.77</u>	<u>\$71,532.63</u>	<u>\$0.00</u>	<u>\$14,135,000.00</u>	<u>\$14,351,713.40</u>



Parker Road CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$188,047.95				\$188,047.95
Net Assets - General Government	490,476.28				490,476.28
Current Year Net Assets - General Government	769,050.74				769,050.74
Net Assets, Unrestricted		\$1,063,062.97			1,063,062.97
Current Year Net Assets, Unrestricted		(78,265.44)			(78,265.44)
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			15,352.84		15,352.84
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	<u>\$1,447,574.97</u>	<u>\$935,890.63</u>	<u>\$112,768.04</u>	<u>\$0.00</u>	<u>\$2,496,233.64</u>
Total Liabilities and Net Assets	<u>\$1,592,755.74</u>	<u>\$1,007,423.26</u>	<u>\$112,768.04</u>	<u>\$14,135,000.00</u>	<u>\$16,847,947.04</u>



Parker Road CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$1,572,959.23				\$1,572,959.23
Off-Roll Assessments	228,439.68				228,439.68
Other Revenue	15.01				15.01
Other Revenue - Keys	800.26				800.26
Other Revenue - Rental	7,875.00				7,875.00
Other Revenue - Membership	1,500.00				1,500.00
On-Roll Assessments		\$946,197.00			946,197.00
Off-Roll Assessments		136,148.49			136,148.49
Inter-Fund Group Transfers In		(13,366.25)			(13,366.25)
Inter-Fund Transfers			\$13,366.25		13,366.25
Total Revenues	<u>\$1,811,589.18</u>	<u>\$1,068,979.24</u>	<u>\$13,366.25</u>	<u>\$0.00</u>	<u>\$2,893,934.67</u>
<u>Expenses</u>					
Supervisor Fees	\$3,800.00				\$3,800.00
Public Officials Insurance	3,444.00				3,444.00
Trustee Services	8,206.98				8,206.98
Management	21,000.00				21,000.00
Field Management	11,002.50				11,002.50
Engineering	250.00				250.00
Disclosure Agent	7,500.00				7,500.00
District Counsel	4,045.50				4,045.50
Assessment Administration	12,500.00				12,500.00
Audit	5,600.00				5,600.00
Arbitrage Calculation	600.00				600.00
Tax Document Preparation Fee	71.57				71.57
Legal Advertising	2,734.16				2,734.16
Bank Fees	2,080.91				2,080.91
Miscellaneous	2,482.60				2,482.60
Contingency	50,576.35				50,576.35
Reserve	67.98				67.98
Web Site Maintenance	1,720.00				1,720.00
Storage	675.96				675.96
Dues, Licenses, and Fees	603.99				603.99
Lifestyle Programming	31,203.78				31,203.78
Lifestyle Coordinator	41,501.85				41,501.85
Security System	8,470.74				8,470.74
Electric	6,337.00				6,337.00
Dumpster	3,145.82				3,145.82
Water Reclaimed	21,578.34				21,578.34
Conservation Area Maintenance	12,232.00				12,232.00
Amenity - Cable & Telephone	6,019.12				6,019.12
Amenity - Insurance	33,010.00				33,010.00
Amenity - Landscape Maintenance	60,000.00				60,000.00
Amenity - Pool Maintenance	23,982.98				23,982.98
Amenity - Access Control	2,454.19				2,454.19
Amenity - Janitorial	1,442.31				1,442.31
Amenity - Maintenance	30,016.56				30,016.56
Amenity - Electric	20,708.00				20,708.00
Amenity - Gas	14,715.35				14,715.35
Amenity - Reclaimed Water	31,632.88				31,632.88
Amenity - Manager	59,532.93				59,532.93
Amenity - Mulch	7,750.00				7,750.00
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 5/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Crime Insurance	500.00				500.00
General Repair & Maintenance	21,881.96				21,881.96
Maintenance Person	47,322.41				47,322.41
Irrigation	23,150.00				23,150.00
Landscaping Maintenance & Material	361,284.00				361,284.00
Landscape Improvements	9,655.50				9,655.50
Lifestyle - Capital	2,585.54				2,585.54
Employee Holiday Bonus	1,500.00				1,500.00
Employee Recognition Luncheons (4x Annua	397.11				397.11
Pressure Clean Curbs and Walks	17,725.66				17,725.66
Fitness Facility	3,683.73				3,683.73
Tennis Courts/Basketball Court	5,311.92				5,311.92
Amenity Building Pest Control	1,851.00				1,851.00
Principal Payments - 2007A Bond		\$275,000.00			275,000.00
Principal Payments - 2020 Bond		235,000.00			235,000.00
Interest Payments - 2007A Series		283,640.00			283,640.00
Interest Payments - 2020 Series		376,130.00			376,130.00
Total Expenses	<u>\$1,062,904.84</u>	<u>\$1,169,770.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,232,674.84</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$20,366.40				\$20,366.40
Interest Income		\$22,525.32			22,525.32
Interest Income			\$1,986.59		1,986.59
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$20,366.40</u>	<u>\$22,525.32</u>	<u>\$1,986.59</u>	<u>\$0.00</u>	<u>\$44,878.31</u>
Change In Net Assets	\$769,050.74	(\$78,265.44)	\$15,352.84	\$0.00	\$706,138.14
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>\$1,447,574.97</u></u>	<u><u>\$935,890.63</u></u>	<u><u>\$112,768.04</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,496,233.64</u></u>



Parker Road CDD
Budget to Actual
For the Period End 5/31/26

	Year to Date			FY 2026 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
Revenues					
Maintenance Assessments	\$ 1,801,398.91	\$ 1,259,967.79	\$ 541,431.12	\$ 1,889,951.69	95.31%
Other Income & Other Financing Sources	15.01	-	15.01	-	0.00%
Keys	800.26	480.67	319.59	721.00	110.99%
Rental	7,875.00	8,358.47	(483.47)	12,537.70	62.81%
Membership	1,500.00	1,400.00	100.00	2,100.00	71.43%
Net Revenues	\$ 1,811,589.18	\$ 1,270,206.93	\$ 541,382.25	\$ 1,905,310.39	95.08%
General & Administrative Expenses					
Supervisor Fees	\$ 3,800.00	\$ 2,400.00	\$ 1,400.00	\$ 3,600.00	105.56%
Trustee Services	8,206.98	5,533.33	2,673.65	8,300.00	98.88%
Public Official Insurance	3,444.00	2,436.67	1,007.33	3,655.00	94.23%
District Management	21,000.00	21,000.00	-	31,500.00	66.67%
Engineering	250.00	666.67	(416.67)	1,000.00	25.00%
Disclosure Agent	7,500.00	6,666.67	833.33	10,000.00	75.00%
Property Appraiser	-	50.00	(50.00)	75.00	0.00%
District Counsel	4,045.50	6,666.67	(2,621.17)	10,000.00	40.46%
Assessment Administration	12,500.00	8,333.33	4,166.67	12,500.00	100.00%
Reamortization	-	333.33	(333.33)	500.00	0.00%
Audit	5,600.00	3,733.33	1,866.67	5,600.00	100.00%
Arbitrage Calculation	600.00	800.00	(200.00)	1,200.00	50.00%
Tax Document Preparation Fee	71.57	56.00	15.57	84.00	85.20%
Legal Advertising	2,734.16	1,666.67	1,067.49	2,500.00	109.37%
Miscellaneous office (travel, phone, postage, etc)	2,482.60	1,333.33	1,149.27	2,000.00	124.13%
Bank Fees	2,080.91	2,666.67	(585.76)	4,000.00	52.02%
Storage	675.96	2,231.68	(1,555.72)	3,347.52	20.19%
Contingency- Incl Hurricane cleanup	50,576.35	117,333.33	(66,756.98)	176,000.00	28.74%
Web Site Maintenance	1,720.00	1,920.00	(200.00)	2,880.00	59.72%
Dues, Licenses, and Fees	603.99	316.67	287.32	475.00	127.16%
General Insurance	6,736.00	3,223.33	3,512.67	4,835.00	139.32%
Crime Insurance	500.00	333.33	166.67	500.00	100.00%
Reserve	67.98	156,666.67	(156,598.69)	235,000.00	0.03%
Total General & Administrative Expenses	\$ 135,196.00	\$ 346,367.68	\$ (211,171.68)	\$ 519,551.52	26.02%
Field Expense					
Field Management	\$ 11,002.50	\$ 11,124.00	\$ (121.50)	\$ 16,686.00	65.94%
Security	-	6,666.67	(6,666.67)	10,000.00	0.00%
Security System	8,470.74	8,000.00	470.74	12,000.00	70.59%
Electric - Street Lights/ private lighting	6,337.00	9,333.33	(2,996.33)	14,000.00	45.26%
Water Reclaimed	21,578.34	15,000.00	6,578.34	22,500.00	95.90%
Conservation Area Maintenance	12,232.00	17,920.00	(5,688.00)	26,880.00	45.51%
General Repair & Maintenance	21,881.96	20,600.00	1,281.96	30,900.00	70.82%
Irrigation	23,150.00	26,666.67	(3,516.67)	40,000.00	57.88%
Landscape Maintenance & Material	361,284.00	303,036.67	58,247.33	454,555.00	79.48%
Landscape Maintenance Phase 5A East and West and 5B	-	45,286.67	(45,286.67)	67,930.00	0.00%
Additional Landscape	-	36,666.67	(36,666.67)	55,000.00	0.00%
Landscape Improvements	9,655.50	33,333.33	(23,677.83)	50,000.00	19.31%
Maintenance Person	47,322.41	47,061.60	260.81	70,592.40	67.04%
Mulch	-	30,000.00	(30,000.00)	45,000.00	0.00%



Parker Road CDD
Budget to Actual
For the Period End 5/31/26

	Year to Date			FY 2026 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
RPB Maintenance	-	40,000.00	(40,000.00)	60,000.00	0.00%
Stormwater Reporting	-	1,333.33	(1,333.33)	2,000.00	0.00%
Pressure Clean Curbs and Walks	17,725.66	40,000.00	(22,274.34)	60,000.00	29.54%
Total Field Expenses	\$ 540,640.11	\$ 610,075.60	\$ (69,435.49)	\$ 915,113.40	59.08%
<u>Amenity Expenses</u>					
Lifestyle Programming	\$ 31,203.78	\$ 21,700.00	\$ 9,503.78	\$ 32,550.00	95.86%
Lifestyle Coordinator	41,501.85	41,635.00	(133.15)	62,452.50	66.45%
Amenity - Dumpster	3,145.82	1,733.33	1,412.49	2,600.00	120.99%
Amenity - Cable & Telephone	6,019.12	4,000.00	2,019.12	6,000.00	100.32%
Amenity - Insurance	33,010.00	24,375.33	8,634.67	36,563.00	90.28%
Amenity - Dues & License	-	83.33	(83.33)	125.00	0.00%
Amenity - Landscape Maintenance	60,000.00	35,174.67	24,825.33	52,762.00	113.72%
Amenity - Pool Maintenance	23,982.98	14,800.00	9,182.98	22,200.00	108.03%
Amenity - Pool Preventative Maintenance	4,623.66	8,000.00	(3,376.34)	12,000.00	38.53%
Amenity - Gates/ Control Access	2,454.19	3,666.67	(1,212.48)	5,500.00	44.62%
Amenity - Janitorial	1,442.31	3,666.67	(2,224.36)	5,500.00	26.22%
Amenity - Maintenance	30,016.56	16,666.67	13,349.89	25,000.00	120.07%
Amenity - Electric	20,708.00	23,333.33	(2,625.33)	35,000.00	59.17%
Amenity - Gas (Pool Heating)	14,715.35	20,000.00	(5,284.65)	30,000.00	49.05%
Amenity - Reclaimed Water	31,632.88	18,000.00	13,632.88	27,000.00	117.16%
Amenity - Manager	59,532.93	60,233.33	(700.40)	90,350.00	65.89%
Amenity - Mulch	7,750.00	7,733.33	16.67	11,600.00	66.81%
Lifestyle Capital	2,585.54	4,380.83	(1,795.29)	6,571.25	0.00%
Fitness Facility - Maintenance	3,683.73	8,000.00	(4,316.27)	12,000.00	30.70%
Tennis Courts/Basketball Court	5,311.92	3,333.33	1,978.59	5,000.00	106.24%
Employee Holiday Bonus	1,500.00	1,000.00	500.00	1,500.00	100.00%
Employee Recognition Luncheons (4x Annually)	397.11	400.00	(2.89)	600.00	66.19%
Utility Cart	-	333.33	(333.33)	500.00	0.00%
Amenity - Pest Control	1,851.00	2,016.00	(165.00)	3,024.00	61.21%
Total Amenity Expenses	\$ 387,068.73	\$ 324,265.17	\$ 62,803.56	\$ 486,397.75	79.58%
Total Expenses	\$ 1,062,904.84	\$ 1,280,708.45	\$ (217,803.61)	\$ 1,921,062.67	55.33%
<u>Other Income (Expense)</u>					
Interest Income	\$ 20,366.40	\$ 10,501.52	\$ 9,864.88	\$ 15,752.28	
Total Other Income (Expense)	\$ 20,366.40	\$ 10,501.52	\$ 9,864.88	\$ 15,752.28	
Net Income (Loss)	\$ 769,050.74	\$ -	\$ 769,050.74	\$ -	

Amount Allocated				Dog Park	Pickleball Court	Shed & Kubota	Pool Heaters & Enclosures	Fireplace Remodel	Mailbox Painting	Pool Pavers	Security Cameras	Asphalt Installation-Oakmont Alleyway	Subtotal by Vendor												
				\$	186,940.00	\$	70,000.00	\$	110,000.00	\$	10,000.00	\$	21,225.00	\$	29,994.41										
Invoices	Budget Line Item	Invoice Number																							
Alachua County	Contingency	Permit-093025	PA 320	\$	300.00											\$	300.00								
Alachua County																									
ARB application - Dog Park - Oakmont POA	Contingency		PA 331	\$	25.00																				
ARB application - Dog Park - Oakmont POA	Contingency		PA 329	\$	25.00																				
ARB application																	\$	50.00							
Amazon	Reserve (Shed)	Debit Card Purchase				\$	67.98																		
Amazon	Contingency (Racket rotators)	Debit Card Purchase			\$	178.56																			
Amazon	Tennis/Basketball Court (Court Numbers)	Debit Card Purchase			\$	81.43																			
Amazon																		\$	327.97						
American Patio	Contingency	33281	PA 312					\$	4,837.50																
American Patio	Reserve	33277	PA 303					\$	4,837.50																
American Patio																			\$	9,675.00					
Color Pros Painting	Contingency	2077	PA 312						\$	14,487.50															
Color Pros Painting	Reserve	2058	PA 302						\$	6,737.50															
Color Pros Painting																				\$	21,225.00				
County Review Fee - Project permits	Contingency	Check # 3 Ameris Checking			\$	2,400.00																			
County Review Fee - Project permits																					\$	2,400.00			
Electronics World	Contingency	1854	PA 336			\$	527.49																		
Electronics World																					\$	527.49			
Envera	Reserve	IN00003751	PA 298								\$	10,835.48													
Envera	Contingency	IN00005155	PA 342		\$	4,838.29																			
Envera	Contingency	Remaining 50%			\$	4,554.11																			
Envera	Contingency	IN00005154	PA 342		\$	284.18																			
Envera																					\$	20,512.05			
EverOn	Contingency	160181399	PA 332		\$	2,398.50																			
EverOn	Contingency	160547170	PA 341		\$	5,596.50																			
EverOn																						\$	7,995.00		
Gatorland Kubota	Contingency	CT183614	PA 317			\$	15,265.00																		
Gatorland Kubota																							\$	15,265.00	
Global Industrial	Contingency	Quote 8083447 paid with DC			\$	1,165.80																			
Global Industrial																							\$	1,165.80	
Holt Metals and Fabrication	Contingency	1938	PA 324			\$	1,614.90																		
Holt Metals and Fabrication	Contingency	2007	PA 332			\$	3,768.10																		
Holt Metals and Fabrication																							\$	5,383.00	
Lawn Enforcement	Contingency	13907	PA 336			\$	18,941.00																		
Lawn Enforcement	Contingency	Proposal 7796			\$	31,768.00																			
Lawn Enforcement	Reserve	13906	PA 342					\$	8,823.00																
Lawn Enforcement																							\$	59,532.00	
NV5	Contingency	471248	PA 318		\$	8,250.00																			
NV5	Contingency	476455	PA 324		\$	4,000.00																			
NV5	Contingency	465944	PA 329		\$	3,750.00																			
NV5	Contingency	500111	PA 339		\$	772.50																			
NV5	Contingency	CA Services			\$	7,500.00																			
NV5																							\$	24,272.50	
Onsight Industries	Contingency	448113	PA 342		\$	1,628.45																			
Onsight Industries																								\$	1,628.45
Quality Seal Services	Contingency	INV038	PA 300							\$	9,128.00														
Quality Seal Services	Contingency	INV037	PA 299							\$	3,912.00														
Quality Seal Services																								\$	13,040.00
Redline Electric	Contingency	6142	PA 323			\$	2,500.00																		
Redline Electric	Contingency	6336	PA 336		\$	4,850.00																			
Redline Electric																								\$	7,350.00
Shed Ranch, Inc.	Reserve	149125	PA 310		\$	11,947.50																			
Shed Ranch, Inc.	Reserve	149125-BALDUE	PA 320		\$	11,947.50																			
Shed Ranch, Inc.																								\$	23,895.00

Amount Allocated				Dog Park	Pickleball Court	Shed & Kubota	Pool Heaters & Enclosures	Fireplace Remodel	Mailbox Painting	Pool Pavers	Security Cameras	Asphalt Installation-Oakmont Alleyway	Subtotal by Vendor								
				\$	186,940.00	\$	70,000.00	\$	110,000.00	\$	10,000.00	\$	21,225.00	\$	29,994.41						
Invoices	Budget Line Item	Invoice Number																			
Southern Escapes, LLC	Reserve	Q314DP	PA 301				\$	28,453.00													
Southern Escapes, LLC	Reserve	5093	PA 323				\$	57,768.20													
Southern Escapes, LLC													\$	86,221.20							
Suwannee River Water Management District	Contingency	Debit Card Purchase					\$	122.50													
Suwannee River Water Management District													\$	122.50							
Tennis Unlimited	Contingency	101-ASPHALT	PA 321				\$	55,000.00													
Tennis Unlimited	Contingency	110	PA 325				\$	5,250.00													
Tennis Unlimited	Contingency	101	PA 321				\$	11,000.00													
Tennis Unlimited	Contingency	111	PA 327				\$	3,600.00													
Tennis Unlimited	Contingency	113	PA 333				\$	20,000.00													
Tennis Unlimited	Contingency	115	PA 334				\$	21,500.00													
Tennis Unlimited	Contingency	Pickleball Windscreen - Inv # 122	PA 346				\$	1,600.00													
Tennis Unlimited	Contingency	2- Pavilion & Bench					\$	6,000.00													
Tennis Unlimited													\$	123,950.00							
WW Whitehurst, LLC	Contingency	A-500	PA 351									\$	22,677.16								
Southern Escapes, LLC													\$	22,677.16							
Total Expenses				\$	208,388.81	\$	66,579.47	\$	95,044.20	\$	9,675.00	\$	21,225.00	\$	13,040.00	\$	10,835.48	\$	22,677.16	\$	447,515.12
Total Difference (Over Budget)				\$	(21,448.81)	\$	3,420.53	\$	14,955.80	\$	325.00	\$	-	\$	(13,040.00)	\$	19,158.93	\$	(22,677.16)		



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

**Parker Road CDD
Board of Supervisors Meeting
Amenity Manager Report**

Meeting Date: June 26, 2026

Submitted By: Alisa McGowan

Reporting Period: May 2026 – June 2026

1. Overview

This report provides an update on amenity operations, maintenance activities, landscaping, and ongoing community projects.

2. Amenities & Facilities

- Facility upkeep was completed, including restroom maintenance, trash removal, and general cleaning.
 - Amenities continue to be monitored to ensure safety and compliance.
 - A new fireproof cabinet has been installed in the outdoor pool enclosure for the secure storage of gasoline and related materials.
 - Several recessed lighting fixtures in the Fitness Center require replacement; a proposal from the electrician is pending.
 - Estimates are being obtained to refresh the clubhouse laminate flooring.
 - Repairs of the uneven pool pavers in the pool walk-in area are being scheduled.
 - Summer security services have commenced.
-

3. Landscaping & Grounds Maintenance

- Pine straw pond mulch bids have been submitted for review.
 - Bid submissions are in progress for replacement plant material at the 24th Avenue entrance.
 - Cleanup of hazardous, storm-related tree debris is in progress in the common areas between Lots 321 and 322 and along the walking trail behind Lot 784.
 - Routine mowing, edging, and general landscape maintenance continue throughout the community.
 - Lawn Enforcement Agency is replacing the lantana plants along SW 33rd Lane
 - Mowing of the Conservation Area (Gopher Tortoise Reserve) is currently in progress.
-

4. Irrigation & Drainage

- Coordination continues with the irrigation and construction teams supporting the ongoing Parker Road traffic signal project.
 - The proposal to replace Irrigation Controller B, which was damaged during a storm, has been approved.
 - Ongoing irrigation repairs and maintenance are being performed as needed.
 - Estimate is being obtained from LEA for potential irrigation system upgrades.
-

5. Sinkholes

- Sinkhole repairs have been completed at Ponds 1W, 3,8, 9, and 11.
-

6. Maintenance & Repairs

- Estimates have been submitted for quarterly HVAC maintenance services.
 - The Kubota RTV520H 50-hour maintenance service has been completed.
-

7. Pool & Aquatic Systems

- General monitoring and maintenance of pool systems continue.
 - Surge tank repairs are underway pending completion of the gasket repair.
 - Estimates have been obtained for the mushroom fountain motor replacement and the potential rebuilding of the existing motor bearings.
 - A recommended pool equipment maintenance schedule and a proposal for waterline tile replacement have been submitted for review from Southern Escapes.
-

8. Project Updates & Improvements

- Pickleball court construction, landscaping, and concrete pathways have been completed. Alachua County has been notified, and the final inspection is pending.
 - Wind screens for the tennis and pickleball courts have been installed.
 - Rewiring of the tennis and basketball court key card systems has been completed.
-

9. Resident Requests & Communications

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

10. Proposals & Estimates Summary

Estimates are being obtained for the following items:

- Playground shade structure installation
- Landscaping enhancements at the 24th Avenue entrance
- Mulch installation in priority areas throughout the community
- Clubhouse laminate flooring refresh
- Irrigation system upgrades

The following proposals and estimates have been submitted or approved:

- Pine straw pond mulch proposals - submitted
- Quarterly HVAC maintenance estimates - submitted
- Estimates for pool waterline tile replacement - submitted
- Replacement of the pool mushroom motor and the option to rebuild the existing motor bearings - submitted
- The proposal to replace Irrigation Controller B - approved

Oakmont Lifestyle Report



June 26 , 2026
Parker Road CDD Board of Supervisors Meeting



Events & Programming

June



Date	Event	Notes
6/4	Living Well Workshop Series	6:30 pm - 7:30 pm Strategies for Living a Healthier Life
6/6	Little Tikes Fun with Friends	10:00 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
6/13	Santa Fe Zoo Seminar	11:00 am - 12:30 pm Seminar: Animal Adaptations with Live Animals
6/19	Family Movie Night	6:00 pm - 8:00 pm The Super Mario Galaxy Movie
6/27	Poolside Music With Cam Gordon	11:30 am - 2:30 pm Live poolside music with Cam Gordon

*New Addition to Oakmont

Events & Programming

July



Date	Event	Notes
7/6 - 7/10	*radKids Safety Class	9:00 am - 12:00 pm A week long Self-defense class for ages 7-12 ran, sponsored by Alachua County Sheriff's Office
7/18	Oakmont Pool Party	11:00 am - 1:00 pm Catered by Mojo, Live steel drum band, Waterslide
7/23	Oakmont Summer Arts and Crafts	10:00 am - 12:30 pm Picture Perfect Pillows Ages 6-12
7/25	*Line Dancing Workshop	10:00 am - 11:00 am Hosted by Smooth Flava Ages 15+
7/25	Latin Dance Made Simple	11:30 am - 12:30 pm Hosted by AscenDance Salsa and Bachata class for ages 15+ no partner needed
7/31	Movie Matinee 18+	1:30 pm - 3:00 pm "TBD"

*New Addition to Oakmont

Food Truck Funday



JUNE- JULY

Date	Vendor	Time & Location
6/6	Bradford's Hot Dogs	11:30 am - 2:30 pm Pool Side
6/23	Monsta Lobsta	5:00 pm - 8:00 pm Amenity Driveway
6/27	Lucus All American 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	Bradford's 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 per month</p> <p style="text-align: center;">11:00 am - 12:00 pm</p>
Swimming Classes	<p style="text-align: center;">9:00 am Tuesdays 9:00 am 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 of the month 7:30 pm - 8:30 pm

*New Addition to Oakmont

Highlights & Happening



*Pet Palooza
April 25th , 2026



*New Addition to Oakmont

Highlights & Happening



***Ladies Jazz Brunch
May 2nd, 2026**

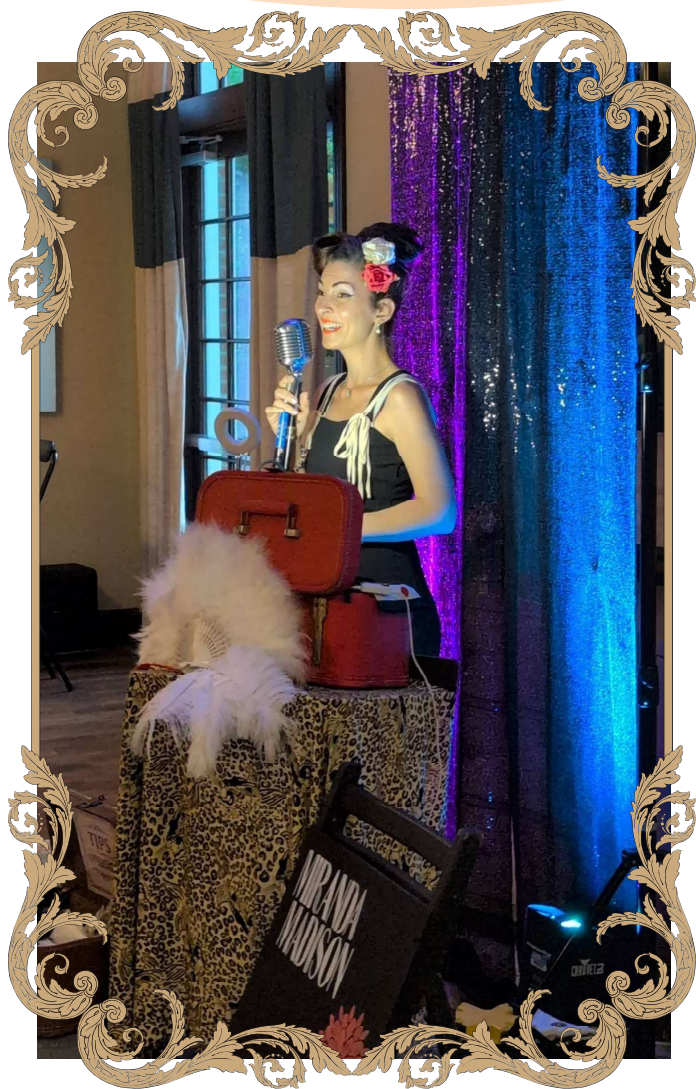


***New Addition to Oakmont**

Highlights & Happening



***Ladies Jazz Brunch**
May 2nd, 2026



*New Addition to Oakmont

Highlights & Happening



***radKids Safe Start
May 29th , 2026**

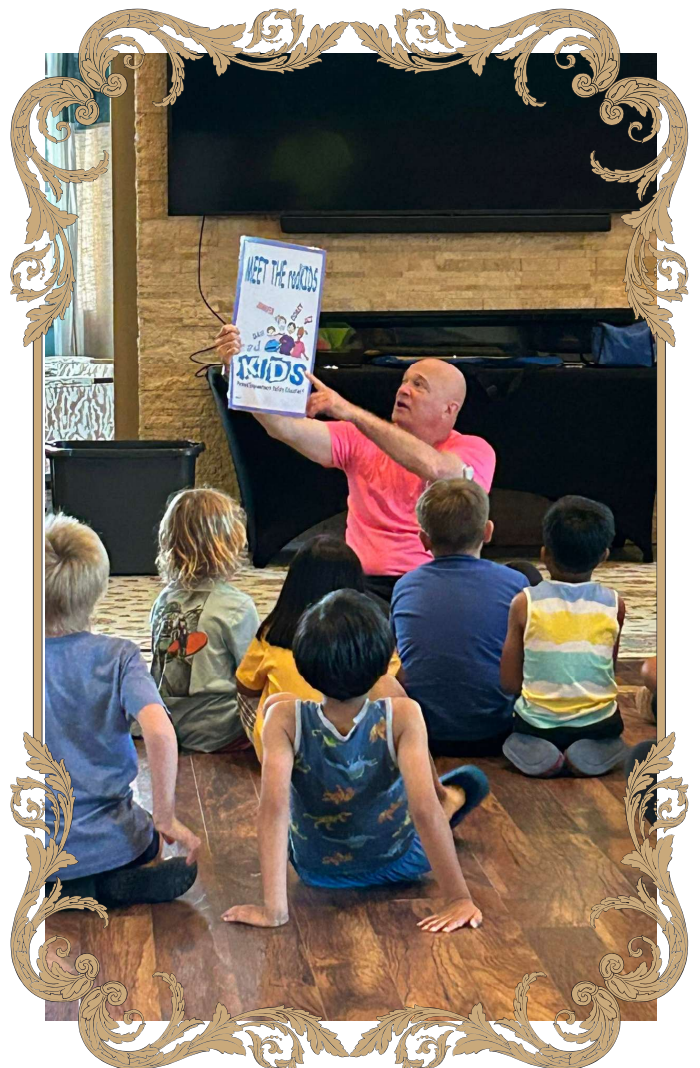


*New Addition to Oakmont

Highlights & Happening



*radKids Safe Start
May 29th , 2026



*New Addition to Oakmont