Parker Road
Community Development District

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The Special Meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Thursday, July 23, 2026, at 4:30 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956 **Passcode: 2536 634 0209**

https://pfmcdd.webex.com/join/carvalhov

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

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

General Business Matters

1. Consideration of the Minutes of the June 26, 2026, Board of Supervisors' Meeting
2. Review and Discussion of Amended Fiscal Year 2027 Proposed Budget and Financing Options
3. Ratification of Lloyd's Exercise Equipment, LLC Estimates 68177-1 & 68177-2 for Equipment Repairs and Plyo Box Replacement
4. Ratification of W.W. Gay Proposal for Repair of Condenser Leak
5. Review of District Financial Statements

Other Business

6. Staff Reports
    - District Counsel
    - District Engineer
    - District Manager
        - Next Meeting: August 21, 2026
    - Amenity Manager
7. Audience Comments
8. Supervisors Requests

Adjournment

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of
the June 26, 2026,
Board of Supervisors' Meeting

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, June 26, 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	
Kelsy Hill	Assistant Secretary	(via phone)
Gary Gossman	Assistant Secretary	
Bill Summers	Assistant Secretary	

Also present were:

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

Various residents and audience members present and on the phone.

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

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

Public Comment Period

Ms. Ezzell noted there were comments made at the previous Board meeting regarding Mr. Gossman, as he serves on both the CDD Board and the Architectural Review Board. She noted it is difficult to get residents to join the Board and appreciated Mr. Gossman's willingness to serve. It was noted that if there are issues amongst the Board, they should be addressed respectfully and correctly according to the by-laws.

Ms. Hill commented regarding the Board's decision to indefinitely defer the dog park project when she was unable to attend the meeting. She noted it is a disservice to the residents and the community to not move forward with the dog park based on the survey data results. She commented regarding the residents who have noted their opposition to the dog park.

Mr. Jackson recommended scheduling a meeting with District Counsel and District Management to discuss Ms. Hill's concerns. Ms. Hill agreed.

Mr. Jackson reviewed the public comment period process and noted the comments must be related to items on the agenda.

A resident, Mr. Momol, commented regarding the landscaping maintenance and noted there has been improvement made. He also commented regarding the budget and future capital projects.

Mr. Jackson again noted the public comments must be on items within the agenda.

A resident, Mr. Yancey, commented regarding the painting of the maintenance shed and noted he had sent an email to District Management regarding the color options. He reviewed the recommended options for the Board.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **Business Matters**

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

The Board reviewed the minutes.

Ms. Hill commented regarding the dog park history within the minutes, and noted that some of the details are incorrect. Ms. Hill will follow up.

Mr. Summers noted he had submitted minor changes.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved the Minutes of the May 15, 2026, Board of Supervisors' Meeting, in substantial form.

Consideration of HVAC Maintenance Proposals

Ms. Carlino-McGowan gave an overview of the proposals. She noted the recommended proposal is from the current vendor.

There was brief discussion regarding the proposals.

Mr. Summers commented regarding the budget for this line item.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved the HVAC Maintenance Proposals.

Review of Southern 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**

Ms. Carlino-McGowan gave an overview and noted the audit includes recommendations.

Mr. Rice recommended having other vendors provide proposals.

Mr. Jackson noted there is an agreement with the current vendor for any pool maintenance and needs.

Southern Escapes gave an overview of the recommendations and proposals.

Ms. Carlino-McGowan noted the total proposals amount to $4,132.30. It was noted this is within the budget. She recommended deferring the chemical controller replacement until it stops working and putting the tile replacement in the Fiscal Year 2027 budget.

There was brief discussion regarding the motor mushroom replacements. It was noted to replace the motor alone is $250.00.

There was discussion regarding soliciting other proposals for the waterline tile replacement. Mr. Summers recommended that the pool tile be within the reserve study. District Management will follow up.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved the Southern Escapes Pool Quality Audit and approved the Associated Proposals: #628 for Heater Cleaning, #627 for Pump Tube Replacement, #629 for Mushroom Motor Bearings Replacement, and #630 for Mushroom Motor Replacement.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board authorized District Staff to solicit proposals for the Waterline Tile Replacement, pending confirmation of the timeline of this item within the reserve study.

Consideration of Pond Pine Straw Mulch Proposals

Ms. Carlino-McGowan gave an overview of the three proposals received for pine straw mulch around the ponds.

There was discussion regarding the need for the mulch, locations, and mulch options.

Mr. Jackson noted the agreement could include a clause regarding the accountability of the scope of work.

There was brief discussion regarding the scope of work.

ON MOTION by Mr. Rice, seconded by Ms. Hill, with all in favor, the Board approved Pond Pine Straw Mulch Proposal from Masters.

There was brief discussion regarding the bale cost included in the proposal versus the scope of work. Ms. Buchanan noted the agreement will be written accordingly.

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

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

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board approved the Windows and Doors Store Proposal #589 for Clubhouse Doors Weather Stripping Replacement.

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

Ms. Carlino-McGowan noted Lawn Enforcement Agency was in attendance to give an overview of the proposal. It was noted it is not an emergency, but needs to be upgraded based on previous upgrades to Controller B.

Mr. Rice recommended deferring any Lawn Enforcement Agency proposals until the RFP process is completed.

Mr. Summers noted he submitted questions regarding the entire system.

The Board agreed to hear the presentation.

Lawn Enforcement gave an overview of the proposal and answered Mr. Summer's submitted questions.

There was brief discussion regarding the proposal and cost.

ON MOTION by Mr. Rice, seconded by Mr. Summers, with all in favor, the Board agreed to table the Lawn Enforcement Agency Proposal #9111 for Irrigation Network Upgrades.

Consideration of Paint Color Suggestions for Maintenance Shed

Mr. Jackson noted Mr. Yancey provided comments related to this during the public comment period. It was noted that if the Board chooses to move forward with changing the maintenance shed color, it will require approval by the ARB. If approved, District Management would move forward with soliciting at least three proposals.

There was discussion regarding the current color of the maintenance shed and options.

Ms. Carvalho recommended that the Board choose one to present to the ARB.

The Board agreed on Option 2.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Paint Color Suggestion Option 2 for the Maintenance Shed and authorized District Management to submit the approval to the ARB Board.

Ratification of Addendum to EverOn Access Control System Service Proposal

Mr. Jackson presented the ratification items and noted they all have previously been approved.

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

This item was previously approved and is solely for ratification.

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

This item was previously approved and is solely for ratification.

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

This item was previously approved and is solely for ratification.

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

This item was previously approved and is solely for ratification.

Ratification of R.E. Arnold Proposals for Sinkhole Repairs

This item was previously approved and is solely for ratification.

Ratification of Redline Electric Proposal to Replace Kitchen GFCI Receptacle

This item was previously approved and is solely for ratification.

Ratification of Southern Escapes Estimate for Pool Surge Tank Fiberglass Repair

This item was previously approved and is solely for ratification.

Ratification of Southern Escapes Proposal #539 for Pool Repairs

This item was previously approved and is solely for ratification.

Ratification of Workman Forestry Proposal to Mow Gopher Tortoise Reserve

This item was previously approved and is solely for ratification.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board ratified the Addendum to EverOn Access Control System Service Proposal, the Lawn Enforcement Agency Proposal #8887 to Remove Fallen Tree Between Lots 321 and 322, the Lawn Enforcement Agency Proposal #8964 to Remove Fallen Tree on Walking Trail, the Lawn Enforcement Agency Proposal #8971 to Replace Irrigation Controller B, the Quality Seal Services LLC Proposal #118 for Pool Deck Paver Repairs, the R.E. Arnold Proposals for Sinkhole Repairs, the Redline Electric Proposal to Replace Kitchen GFCI Receptacle, the Southern Escapes Estimate for Pool Surge Tank Fiberglass Repair, the Southern Escapes Proposal #539 for Pool Repairs, and the Workman Forestry Proposal to Mow Gopher Tortoise Reserve.

Ratification of Payment Authorization Nos. 350 – 355

The Board reviewed the payment authorizations.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board ratified Payment Authorization Nos. 350-355.

Review of District Financial Statements

The Board reviewed the District Financial Statements through May 2026.

There was brief discussion regarding the reclaimed water line items. It was noted the Amenity Center reclaimed water is a separate line item.

Ms. Carlino-McGowan gave an overview of the new spreadsheet and the statement regarding the reclaimed water from Lawn Enforcement. This will be forwarded to the Board. It was noted there were several zones that were not turned on previously.

There was continued discussion regarding the reclaimed water line item and the system working correctly.

Ms. Hill recommended getting a usage report. It was noted that Ms. Cuesta provided that information in the spreadsheet that will be sent to the Board.

No action was required.

<u>THIRD ORDER OF BUSINESS</u> **Other Business**

Staff Reports

District Counsel – Ms. Buchanan gave an update on the legislative session bills. It was noted that the CDD Supervisor recall bill has passed and will go into effect on July 1.

District Engineer – Not present.

District Manager – Mr. Jackson noted the next meeting is scheduled for July 17th.

Ms. Hill recommended moving the Public Hearing on the budget to the evening to allow for more resident attendance.

Ms. Carvalho noted the Public Hearing for the budget was already approved and cannot be adjusted at this time. This can be adjusted for future annual meetings.

There was lengthy discussion regarding adjusting the August Public Hearing and the meeting schedule. It was noted the Public Hearing is scheduled for August 21st at 11:30 AM.

There was discussion regarding the agendas for the upcoming meetings and budget timeline.

Ms. Carvalho recommended setting up a meeting with Ms. Hill to go over the budget.

Mr. Jackson gave an RFP timeline update. It was noted the previous RFP manual needed to be updated, which has been started. Berman will be reviewing to provide any professional landscape updates, as they will not be a proposer. Tentatively, this RFP process will be completed by the August or September meeting. Mr. Jackson will send out the current red line document to the Board. It was noted the current contract lapses in September, but the contract is automatically renewed if not canceled. There is a 30-day termination clause.

There was brief discussion regarding the RFP process posting and providing vendors with the information.

Field Manager & Lifestyle Coordinator – Ms. Carlino-McGowan noted the report is included within the agenda packet.

Ms. Dawson gave an overview of recent and upcoming Lifestyle events.

Lawn Enforcement Agency gave an update on landscaping and irrigation, which was interrupted by Mr. Jackson due to some of the information being inappropriate for the Board Meeting.

<u>FOURTH ORDER OF BUSINESS</u> **Supervisors' Requests and Audience Comments**

A resident, Mr. Momol, commented regarding the District Financial statements and playground shade. Mr. Jackson noted that neither of those are action items.

Mr. Rice commented regarding the playground shade structure and recommended getting proposals to move the playground under the oak trees for natural shade. Ms. Hill noted it could disrupt the oak and an arborist would need to access the area.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board authorized District Staff to request tentative approval from the ARB and to get the area assessed by an arborist.

There was brief discussion regarding the proposed shade structure. It was noted that Berman will be providing a proposal for taking the shade structures down during emergency weather. Ms. Carlino-McGowan will get other proposals as well.

There was brief discussion regarding a handout provided to the Board by Lawn Enforcement Agency. It was noted any responses can be sent to District Management.

Mr. Summers commented on the agendas that are placed on the website. Mr. Jackson gave an overview of how items are placed within the agenda and how updates are handled.

Mr. Summer questioned if there was a lightning detector at the pool. It was noted there is not a lightning detector at the pool.

Mr. Summers commented on the broken sidewalk. Ms. Carlino-McGowan noted the repair will be after the rainy season.

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 June 26, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 1:29 p.m.

____________________________ ______________________________
Secretary/Assistant Secretary Chairperson/Vice Chairperson

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Review and Discussion of
Amended Fiscal Year 2027 Proposed
Budget and Financing Options

Parker Road CDD

FY27 Proposed Budget Options

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

Option 1

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

	Actual thru 6/30/26	FY 2026 Anticipated July-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Revenues					
Maintenance Assessments	$ 1,818,934.11	$ 71,017.58	$ 1,889,951.69	$ 1,889,951.69	$ 1,889,951.69
Other Income & Other Financing Sources	15.01	-	15.01	-	-
Keys	850.26	-	850.26	721.00	400.00
Rental	7,850.00	-	7,850.00	12,537.70	4,875.00
Membership	1,500.00	-	1,500.00	2,100.00	-
Net Revenues	**$ 1,829,149.38**	**$ 71,017.58**	**$ 1,900,166.96**	**$ 1,905,310.39**	**$ 1,895,226.69**
General & Administrative Expenses					
Supervisor Fees	$ 3,800.00	$ 2,400.00	$ 6,200.00	$ 3,600.00	$ 6,000.00
Trustee Services	8,206.98	-	8,206.98	8,300.00	8,600.00
Public Official Insurance	3,444.00	-	3,444.00	3,655.00	3,788.00
District Management	23,625.00	7,875.00	31,500.00	31,500.00	33,000.00
Engineering	250.00	83.33	333.33	1,000.00	1,000.00
Disclosure Agent	7,500.00	2,500.00	10,000.00	10,000.00	10,000.00
Property Appraiser	-	75.00	75.00	75.00	75.00
District Counsel	4,045.50	5,954.50	10,000.00	10,000.00	10,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	500.00	500.00	500.00	500.00
Audit	5,600.00	-	5,600.00	5,600.00	5,800.00
Arbitrage Calculation	600.00	-	600.00	1,200.00	600.00
Tax Document Preparation Fee	71.57	-	71.57	84.00	84.00
Legal Advertising	3,013.68	-	3,013.68	2,500.00	2,500.00
Miscellaneous office	2,732.62	910.87	3,643.49	2,000.00	2,000.00
Bank Fees	2,390.78	796.93	3,187.71	4,000.00	4,000.00
Storage	675.96	-	675.96	3,347.52	-
Contingency- Incl Hurricane cleanup	70,962.79	23,654.26	94,617.05	176,000.00	2,670.01
Web Site Maintenance	1,860.00	1,020.00	2,880.00	2,880.00	2,880.00
Dues, Licenses, and Fees	603.99	-	603.99	475.00	475.00
General Insurance	6,736.00	-	6,736.00	4,835.00	5,012.00
Crime Insurance	500.00	-	500.00	500.00	550.00
Reserve	67.98	234,932.02	235,000.00	235,000.00	246,000.00
Total General & Administrative Expenses	$ 159,186.85	$ 280,701.92	$ 439,888.77	$ 519,551.52	$ 358,034.01
Field Expense					
Field Management	$ 12,393.00	$ 4,171.50	$ 16,564.50	$ 16,686.00	$ 16,686.00
Security	2,288.00	-	2,288.00	10,000.00	10,000.00
Security System	9,552.72	2,163.96	11,716.68	12,000.00	13,000.00
Electric - Street Lights/ private lighting	6,380.00	2,126.67	8,506.67	14,000.00	14,000.00
Water Reclaimed	23,024.79	7,674.93	30,699.72	22,500.00	32,000.00
Conservation Area Maintenance	16,837.00	5,612.33	22,449.33	26,880.00	20,000.00
General Repair & Maintenance	22,993.54	7,664.51	30,658.05	30,900.00	40,000.00
Irrigation Repairs	27,450.00	14,800.00	42,250.00	40,000.00	40,000.00
Landscape Maintenance (Section 1)	402,862.00	124,734.00	527,596.00	454,555.00	392,812.00
Landscape Maintenance (Section 2)	-	-	-	-	206,124.00
Landscape Improvements	9,655.50	3,218.50	12,874.00	50,000.00	50,000.00
Maintenance Person	53,288.67	17,303.73	70,592.40	70,592.40	71,092.40
Mulch	-	45,000.00	45,000.00	45,000.00	45,000.00
RPB Maintenance	-	60,000.00	60,000.00	60,000.00	60,000.00
Stormwater Reporting	-	-	-	2,000.00	2,000.00
Pressure Clean Curbs and Walks	17,725.66	42,274.34	60,000.00	60,000.00	60,000.00
Total Field Expenses	$ 604,450.88	$ 336,744.47	$ 941,195.35	$ 915,113.40	$ 1,072,714.40

Option 1

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

	Actual thru 6/30/26	FY 2026 Anticipated July-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Amenity Expenses					
Lifestyle Programming	$ 30,489.92	$ 2,060.08	$ 32,550.00	$ 32,550.00	$ 32,550.00
Lifestyle Coordinator	46,706.22	15,746.28	62,452.50	62,452.50	66,075.06
Amenity - Dumpster	3,480.56	696.11	4,176.67	2,600.00	4,000.00
Amenity - Cable & Internet	6,794.11	2,156.82	8,950.93	6,000.00	8,700.00
Amenity - Insurance	33,010.00	-	33,010.00	36,563.00	33,469.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	67,500.00	22,500.00	90,000.00	52,762.00	-
Amenity - Pool Maintenance	26,132.98	5,400.00	31,532.98	22,200.00	22,200.00
Amenity - Pool Repair	4,623.66	13,435.64	18,059.30	12,000.00	24,000.00
Amenity - Gas (Pool Heating)	14,775.26	4,925.09	19,700.35	30,000.00	30,000.00
Amenity - Gates/ Control Access	5,389.21	456.28	5,845.49	5,500.00	5,500.00
Amenity - Janitorial	1,955.15	651.72	2,606.87	5,500.00	5,500.00
Amenity - Maintenance	30,226.56	10,075.52	40,302.08	25,000.00	30,940.00
Amenity - HVAC System	-	-	-	-	2,560.00
Amenity - Electric	20,708.00	6,902.67	27,610.67	35,000.00	35,000.00
Amenity - Reclaimed Water	36,865.28	12,288.43	49,153.71	27,000.00	55,000.00
Amenity - Manager	66,449.60	23,900.40	90,350.00	90,350.00	90,350.00
Amenity - Mulch	7,750.00	3,850.00	11,600.00	11,600.00	11,600.00
Lifestyle Capital	1,955.55	651.85	2,607.40	6,571.25	2,637.50
Fitness Facility - Maintenance	3,683.73	2,631.24	6,314.97	12,000.00	12,000.00
Tennis Courts/Basketball Court/Pickleball Court	5,460.92	1,820.31	7,281.23	5,000.00	5,000.00
Employee Holiday Bonus	1,500.00	-	1,500.00	1,500.00	-
Employee Recognition Luncheons (4x Annually)	447.11	-	447.11	600.00	-
Utility Cart	-	-	-	500.00	-
Amenity - Pest Control	2,107.00	756.00	2,863.00	3,024.00	3,024.00
Total Amenity Expenses	$ 418,010.82	$ 131,029.42	$ 549,040.24	$ 486,397.75	$ 480,230.56
Total Expenses	**$ 1,181,648.55**	**$ 748,475.81**	**$ 1,930,124.36**	**$ 1,921,062.67**	**$ 1,910,978.97**
Other Income (Expense)					
Interest Income	$ 23,777.60	$ 7,925.87	$ 31,703.47	$ 15,752.28	$ 15,752.28
Total Other Income (Expense)	**$ 23,777.60**	**$ 7,925.87**	**$ 31,703.47**	**$ 15,752.28**	**$ 15,752.28**
Net Income (Loss)	**$ 671,278.43**	**$ (669,532.36)**	**$ 1,746.07**	**$ (0.00)**	**$ (0.00)**

FY27 Anticipated Carry Forward $ 658,041.67

Option 1

Parker Road CDD
FY 2027 O&M Approved Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	$2,012.60	$2,012.60	($0.00)

Increase/(Decrease) $0.00

Current Year Proposed	Total Lots	999	Net	$1,891.84
			Gross	$2,012.60

Prior Year Adopted	Total Lots	999	Net	$1,891.84
			Gross	$2,012.60

Option 2

Parker Road CDD

Approved Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

		Actual thru 6/30/26		FY 2026 Anticipated July-Sept		Anticipated FY 2026 Total		Adopted FY 2026 Budget		Approved Proposed FY 2027 Budget
Revenues										
Maintenance Assessments	$	1,818,934.11	$	71,017.58	$	1,889,951.69	$	1,889,951.69	$	1,889,951.69
Other Income & Other Financing Sources		15.01		-		15.01		-		-
Keys		850.26		-		850.26		721.00		400.00
Rental		7,850.00		-		7,850.00		12,537.70		4,875.00
Membership		1,500.00		-		1,500.00		2,100.00		-
Carry Forward		-		-		-		-		106,757.50
Net Revenues	**$**	**1,829,149.38**	**$**	**71,017.58**	**$**	**1,900,166.96**	**$**	**1,905,310.39**	**$**	**2,001,984.19**
General & Administrative Expenses										
Supervisor Fees	$	3,800.00	$	2,400.00	$	6,200.00	$	3,600.00	$	6,000.00
Trustee Services		8,206.98		-		8,206.98		8,300.00		8,600.00
Public Official Insurance		3,444.00		-		3,444.00		3,655.00		3,788.00
District Management		23,625.00		7,875.00		31,500.00		31,500.00		33,000.00
Engineering		250.00		83.33		333.33		1,000.00		1,000.00
Disclosure Agent		7,500.00		2,500.00		10,000.00		10,000.00		10,000.00
Property Appraiser		-		75.00		75.00		75.00		75.00
District Counsel		4,045.50		5,954.50		10,000.00		10,000.00		10,000.00
Assessment Administration		12,500.00		-		12,500.00		12,500.00		12,500.00
Reamortization Schedules		-		500.00		500.00		500.00		500.00
Audit		5,600.00		-		5,600.00		5,600.00		5,800.00
Arbitrage Calculation		600.00		-		600.00		1,200.00		600.00
Tax Document Preparation Fee		71.57		-		71.57		84.00		84.00
Legal Advertising		3,013.68		-		3,013.68		2,500.00		2,500.00
Miscellaneous office		2,732.62		910.87		3,643.49		2,000.00		2,000.00
Bank Fees		2,390.78		796.93		3,187.71		4,000.00		4,000.00
Storage		675.96		-		675.96		3,347.52		-
Contingency- Incl Hurricane cleanup		70,962.79		23,654.26		94,617.05		176,000.00		114,427.51
Web Site Maintenance		1,860.00		1,020.00		2,880.00		2,880.00		2,880.00
Dues, Licenses, and Fees		603.99		-		603.99		475.00		475.00
General Insurance		6,736.00		-		6,736.00		4,835.00		5,012.00
Crime Insurance		500.00		-		500.00		500.00		550.00
Reserve		67.98		234,932.02		235,000.00		235,000.00		246,000.00
Total General & Administrative Expenses	$	159,186.85	$	280,701.92	$	439,888.77	$	519,551.52	$	469,791.51
Field Expense										
Field Management	$	12,393.00	$	4,171.50	$	16,564.50	$	16,686.00	$	16,686.00
Security		2,288.00		-		2,288.00		10,000.00		10,000.00
Security System		9,552.72		2,163.96		11,716.68		12,000.00		13,000.00
Electric - Street Lights/ private lighting		6,380.00		2,126.67		8,506.67		14,000.00		14,000.00
Water Reclaimed		23,024.79		7,674.93		30,699.72		22,500.00		32,000.00
Conservation Area Maintenance		16,837.00		5,612.33		22,449.33		26,880.00		20,000.00
General Repair & Maintenance		22,993.54		7,664.51		30,658.05		30,900.00		40,000.00
Irrigation Repairs		27,450.00		14,800.00		42,250.00		40,000.00		40,000.00
Landscape Maintenance (Section 1)		402,862.00		124,734.00		527,596.00		454,555.00		392,812.00
Landscape Maintenance (Section 2)		-		-		-		-		206,124.00
Landscape Improvements		9,655.50		3,218.50		12,874.00		50,000.00		50,000.00
Maintenance Person		53,288.67		17,303.73		70,592.40		70,592.40		71,092.40
Mulch		-		45,000.00		45,000.00		45,000.00		45,000.00
RPB Maintenance		-		60,000.00		60,000.00		60,000.00		60,000.00
Stormwater Reporting		-		-		-		2,000.00		2,000.00
Pressure Clean Curbs and Walks		17,725.66		42,274.34		60,000.00		60,000.00		60,000.00
Total Field Expenses	$	604,450.88	$	336,744.47	$	941,195.35	$	915,113.40	$	1,072,714.40

Option 2

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

	Actual thru 6/30/26	FY 2026 Anticipated July-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Amenity Expenses					
Lifestyle Programming	$ 30,489.92	$ 2,060.08	$ 32,550.00	$ 32,550.00	$ 32,550.00
Lifestyle Coordinator	46,706.22	15,746.28	62,452.50	62,452.50	66,075.06
Amenity - Dumpster	3,480.56	696.11	4,176.67	2,600.00	4,000.00
Amenity - Cable & Internet	6,794.11	2,156.82	8,950.93	6,000.00	8,700.00
Amenity - Insurance	33,010.00	-	33,010.00	36,563.00	33,469.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	67,500.00	22,500.00	90,000.00	52,762.00	-
Amenity - Pool Maintenance	26,132.98	5,400.00	31,532.98	22,200.00	22,200.00
Amenity - Pool Repair	4,623.66	13,435.64	18,059.30	12,000.00	24,000.00
Amenity - Gas (Pool Heating)	14,775.26	4,925.09	19,700.35	30,000.00	30,000.00
Amenity - Gates/ Control Access	5,389.21	456.28	5,845.49	5,500.00	5,500.00
Amenity - Janitorial	1,955.15	651.72	2,606.87	5,500.00	5,500.00
Amenity - Maintenance	30,226.56	10,075.52	40,302.08	25,000.00	30,940.00
Amenity - HVAC System	-	-	-	-	2,560.00
Amenity - Electric	20,708.00	6,902.67	27,610.67	35,000.00	35,000.00
Amenity - Reclaimed Water	36,865.28	12,288.43	49,153.71	27,000.00	50,000.00
Amenity - Manager	66,449.60	23,900.40	90,350.00	90,350.00	90,350.00
Amenity - Mulch	7,750.00	3,850.00	11,600.00	11,600.00	11,600.00
Lifestyle Capital	1,955.55	651.85	2,607.40	6,571.25	2,637.50
Fitness Facility - Maintenance	3,683.73	2,631.24	6,314.97	12,000.00	12,000.00
Tennis Courts/Basketball Court/Pickleball Court	5,460.92	1,820.31	7,281.23	5,000.00	5,000.00
Employee Holiday Bonus	1,500.00	-	1,500.00	1,500.00	-
Employee Recognition Luncheons (4x Annually)	447.11	-	447.11	600.00	-
Utility Cart	-	-	-	500.00	-
Amenity - Pest Control	2,107.00	756.00	2,863.00	3,024.00	3,024.00
Total Amenity Expenses	$ 418,010.82	$ 131,029.42	$ 549,040.24	$ 486,397.75	$ 475,230.56
Total Expenses	**$ 1,181,648.55**	**$ 748,475.81**	**$ 1,930,124.36**	**$ 1,921,062.67**	**$ 2,017,736.47**
Other Income (Expense)					
Interest Income	$ 23,777.60	$ 7,925.87	$ 31,703.47	$ 15,752.28	$ 15,752.28
Total Other Income (Expense)	**$ 23,777.60**	**$ 7,925.87**	**$ 31,703.47**	**$ 15,752.28**	**$ 15,752.28**
Net Income (Loss)	**$ 671,278.43**	**$ (669,532.36)**	**$ 1,746.07**	**$ (0.00)**	**$ (0.00)**

FY27 Anticipated Carry Forward $ 658,041.67

Option 2

Parker Road CDD
FY 2027 O&M Approved Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	$2,012.60	$2,012.60	($0.00)

Increase/(Decrease) $0.00

Current Year Proposed	Total Lots	999	Net	$1,891.84
			Gross	$2,012.60

Prior Year Adopted	Total Lots	999	Net	$1,891.84
			Gross	$2,012.60

Option 3

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

	Actual thru 6/30/26	FY 2026 Anticipated July-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Revenues					
Maintenance Assessments	$ 1,818,934.11	$ 71,017.58	$ 1,889,951.69	$ 1,889,951.69	$ 2,103,466.69
Other Income & Other Financing Sources	15.01	-	15.01	-	-
Keys	850.26	-	850.26	721.00	400.00
Rental	7,850.00	-	7,850.00	12,537.70	4,875.00
Membership	1,500.00	-	1,500.00	2,100.00	-
Net Revenues	**$ 1,829,149.38**	**$ 71,017.58**	**$ 1,900,166.96**	**$ 1,905,310.39**	**$ 2,108,741.69**
General & Administrative Expenses					
Supervisor Fees	$ 3,800.00	$ 2,400.00	$ 6,200.00	$ 3,600.00	$ 6,000.00
Trustee Services	8,206.98	-	8,206.98	8,300.00	8,600.00
Public Official Insurance	3,444.00	-	3,444.00	3,655.00	3,788.00
District Management	23,625.00	7,875.00	31,500.00	31,500.00	33,000.00
Engineering	250.00	83.33	333.33	1,000.00	1,000.00
Disclosure Agent	7,500.00	2,500.00	10,000.00	10,000.00	10,000.00
Property Appraiser	-	75.00	75.00	75.00	75.00
District Counsel	4,045.50	5,954.50	10,000.00	10,000.00	10,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	500.00	500.00	500.00	500.00
Audit	5,600.00	-	5,600.00	5,600.00	5,800.00
Arbitrage Calculation	600.00	-	600.00	1,200.00	600.00
Tax Document Preparation Fee	71.57	-	71.57	84.00	84.00
Legal Advertising	3,013.68	-	3,013.68	2,500.00	2,500.00
Miscellaneous office	2,732.62	910.87	3,643.49	2,000.00	2,000.00
Bank Fees	2,390.78	796.93	3,187.71	4,000.00	4,000.00
Storage	675.96	-	675.96	3,347.52	-
Contingency- Incl Hurricane cleanup	70,962.79	23,654.26	94,617.05	176,000.00	221,185.01
Web Site Maintenance	1,860.00	1,020.00	2,880.00	2,880.00	2,880.00
Dues, Licenses, and Fees	603.99	-	603.99	475.00	475.00
General Insurance	6,736.00	-	6,736.00	4,835.00	5,012.00
Crime Insurance	500.00	-	500.00	500.00	550.00
Reserve	67.98	234,932.02	235,000.00	235,000.00	246,000.00
Total General & Administrative Expenses	$ 159,186.85	$ 280,701.92	$ 439,888.77	$ 519,551.52	$ 576,549.01
Field Expense					
Field Management	$ 12,393.00	$ 4,171.50	$ 16,564.50	$ 16,686.00	$ 16,686.00
Security	2,288.00	-	2,288.00	10,000.00	10,000.00
Security System	9,552.72	2,163.96	11,716.68	12,000.00	13,000.00
Electric - Street Lights/ private lighting	6,380.00	2,126.67	8,506.67	14,000.00	14,000.00
Water Reclaimed	23,024.79	7,674.93	30,699.72	22,500.00	32,000.00
Conservation Area Maintenance	16,837.00	5,612.33	22,449.33	26,880.00	20,000.00
General Repair & Maintenance	22,993.54	7,664.51	30,658.05	30,900.00	40,000.00
Irrigation Repairs	27,450.00	14,800.00	42,250.00	40,000.00	40,000.00
Landscape Maintenance (Section 1)	402,862.00	124,734.00	527,596.00	454,555.00	392,812.00
Landscape Maintenance (Section 2)	-	-	-	-	206,124.00
Landscape Improvements	9,655.50	3,218.50	12,874.00	50,000.00	50,000.00
Maintenance Person	53,288.67	17,303.73	70,592.40	70,592.40	71,092.40
Mulch	-	45,000.00	45,000.00	45,000.00	45,000.00
RPB Maintenance	-	60,000.00	60,000.00	60,000.00	60,000.00
Stormwater Reporting	-	-	-	2,000.00	2,000.00
Pressure Clean Curbs and Walks	17,725.66	42,274.34	60,000.00	60,000.00	60,000.00
Total Field Expenses	$ 604,450.88	$ 336,744.47	$ 941,195.35	$ 915,113.40	$ 1,072,714.40

Option 3

Parker Road CDD

Approved Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

	Actual thru 6/30/26	FY 2026 Anticipated July-Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Amenity Expenses					
Lifestyle Programming	$ 30,489.92	$ 2,060.08	$ 32,550.00	$ 32,550.00	$ 32,550.00
Lifestyle Coordinator	46,706.22	15,746.28	62,452.50	62,452.50	66,075.06
Amenity - Dumpster	3,480.56	696.11	4,176.67	2,600.00	4,000.00
Amenity - Cable & Internet	6,794.11	2,156.82	8,950.93	6,000.00	8,700.00
Amenity - Insurance	33,010.00	-	33,010.00	36,563.00	33,469.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	67,500.00	22,500.00	90,000.00	52,762.00	-
Amenity - Pool Maintenance	26,132.98	5,400.00	31,532.98	22,200.00	22,200.00
Amenity - Pool Repair	4,623.66	13,435.64	18,059.30	12,000.00	24,000.00
Amenity - Gas (Pool Heating)	14,775.26	4,925.09	19,700.35	30,000.00	30,000.00
Amenity - Gates/ Control Access	5,389.21	456.28	5,845.49	5,500.00	5,500.00
Amenity - Janitorial	1,955.15	651.72	2,606.87	5,500.00	5,500.00
Amenity - Maintenance	30,226.56	10,075.52	40,302.08	25,000.00	30,940.00
Amenity - HVAC System	-	-	-	-	2,560.00
Amenity - Electric	20,708.00	6,902.67	27,610.67	35,000.00	35,000.00
Amenity - Reclaimed Water	36,865.28	12,288.43	49,153.71	27,000.00	50,000.00
Amenity - Manager	66,449.60	23,900.40	90,350.00	90,350.00	90,350.00
Amenity - Mulch	7,750.00	3,850.00	11,600.00	11,600.00	11,600.00
Lifestyle Capital	1,955.55	651.85	2,607.40	6,571.25	2,637.50
Fitness Facility - Maintenance	3,683.73	2,631.24	6,314.97	12,000.00	12,000.00
Tennis Courts/Basketball Court/Pickleball Court	5,460.92	1,820.31	7,281.23	5,000.00	5,000.00
Employee Holiday Bonus	1,500.00	-	1,500.00	1,500.00	-
Employee Recognition Luncheons (4x Annually)	447.11	-	447.11	600.00	-
Utility Cart	-	-	-	500.00	-
Amenity - Pest Control	2,107.00	756.00	2,863.00	3,024.00	3,024.00
Total Amenity Expenses	$ 418,010.82	$ 131,029.42	$ 549,040.24	$ 486,397.75	$ 475,230.56
Total Expenses	**$ 1,181,648.55**	**$ 748,475.81**	**$ 1,930,124.36**	**$ 1,921,062.67**	**$ 2,124,493.97**
Other Income (Expense)					
Interest Income	$ 23,777.60	$ 7,925.87	$ 31,703.47	$ 15,752.28	$ 15,752.28
Total Other Income (Expense)	**$ 23,777.60**	**$ 7,925.87**	**$ 31,703.47**	**$ 15,752.28**	**$ 15,752.28**
Net Income (Loss)	**$ 671,278.43**	**$ (669,532.36)**	**$ 1,746.07**	**$ (0.00)**	**$ 0.00**

FY27 Anticipated Carry Forward $ 658,041.67

Option 3

Parker Road CDD
FY 2027 O&M Approved Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	$2,012.60	$2,239.97	$227.37

Increase/(Decrease)	$213,515.00

Current Year Proposed	Total Lots	999	Net	$2,105.57
			Gross	$2,239.97

Prior Year Adopted	Total Lots	999	Net	$1,891.84
			Gross	$2,012.60

Parker Road CDD
Fiscal Year 2027

Budget Item Description

Revenues:

Maintenance Assessments

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

Other Income & Other Financing Sources

Revenue received from sale of keycards, and amenity rental

General & Administrative Expenditures:

Supervisor Fees

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

Trustee Services

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

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

District Management

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

Engineering

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

Disclosure Agent

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

Parker Road CDD
Fiscal Year 2027

Property Appraiser

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

District Counsel

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

Assessment Administration

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

Reamortization Schedules

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

Audit

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

Arbitrage Calculation

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

Tax Document Preparation Fee

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

Miscellaneous -Office/Admin

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

Legal Advertising

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

Parker Road CDD
Fiscal Year 2027

Bank Fees

Financial institution service and transaction charges.

Contingency

Other expenses incurred throughout the year.

Web Site Maintenance

Web site maintenance fee for the district website.

Dues, Licenses & Fees

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

General Insurance

General liability insurance.

Crime Insurance

Insurance for crime committed on CDD property.

Reserve

Funds set aside for extraordinary expenses not otherwise budgeted for.

Field Expenditures:

Field Management

Leland Management Fee.

Security/ Security System

Security measures for the District.

Electric - Street Lights/ private lighting

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

Water Reclaimed

Water used for irrigation

Parker Road CDD
Fiscal Year 2027

Conservation Area Maintenance

Maintenance of conservation area.

General Repair & Maintenance

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

Irrigation Repairs

Inspection and repair of irrigation system.

Landscape Maintenance (Section 1)

Contracted landscaping and Common Area Maintenance within the boundaries of the district, includes Pickleball Maintenance.

Landscape Maintenance (Section 2)

Contracted landscaping for Phase 5 and future phases

Landscape Improvements

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

Maintenance Person

On site maintenance person to maintain the grounds.

Mulch

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

RPB Maintenance

Maintenance of the retention pond bank.

Pressure Clean Curbs and Walks

Pressure wash of the common areas of the District.

Stormwater Reporting

Report required every five years from licensed engineer.

Parker Road CDD
Fiscal Year 2027

Amenity Expenses:

Lifestyle Programming

Community Events and activities.

Lifestyle Coordinator

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

Amenity - Dumpster

Waste pickup services.

Amenity – Cable & Internet

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

Amenity - Insurance

Insurance to protect property and cover casualty.

Amenity - Dues & License

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

Amenity - Landscape Maintenance

Landscape maintenance of the amenity center grounds.

Amenity - Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity - Pool Repair

Maintenance to address normal wear and tear.

Amenity - Gates/Control Access

Cost to maintain the Gates.

Amenity - Janitorial

Janitorial services and supplies for the clubhouse or amenity center.

Parker Road CDD
Fiscal Year 2027

Amenity - Maintenance

Repairs and maintenance to facility within the District.

Amenity - HVAC System

Maintenance, repair, and replacement of HVAC systems serving amenity facilities to ensure efficient climate control and air quality

Amenity - Electric

The clubhouse requires electricity and running water to operate effectively.

Amenity – Gas (Pool Heating)

Gas for amenity center.

Amenity – Reclaimed Water

Water used for irrigation of amenity property.

Amenity - Manager

Fees for onsite Amenity manager contracted with Leland.

Amenity - Mulch

Replacement of mulch.

Amenity - Fitness Facility Maintenance

Maintenance of fitness equipment in the amenity center.

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

Maintenance of tennis courts and basketball courts owned by District.

Amenity - Pest Control

Pest control services.

Lifestyle Capital

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

Parker Road CDD
Fiscal Year 2027

Other Income:

Interest Income

Interest earned on Money Market account.

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

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

RESOLUTION 2026-07
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Parker Road Community Development District (**"District"**) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (**"Proposed Budget"**); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: AUGUST 21, 2026
TIME: 11:30 AM
LOCATION: 11701 SW 30th Avenue
Gainesville, Florida 32608

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2026.

ATTEST:

Secretary / Assistant Secretary

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

4926-5816-4134.1

Exhibit A
Proposed Budget

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

		Approved Proposed FY 2027 Budget
Revenues		
Maintenance Assessments	$	1,889,951.69
Other Income & Other Financing Sources		-
Keys		400.00
Rental		4,875.00
Membership		-
Net Revenues	**$**	**1,895,226.69**
General & Administrative Expenses		
Supervisor Fees	$	6,000.00
Trustee Services		8,600.00
Public Official Insurance		4,132.80
District Management		33,000.00
Engineering		1,000.00
Disclosure Agent		10,000.00
Property Appraiser		75.00
District Counsel		10,000.00
Assessment Administration		12,500.00
Reamortization Schedules		500.00
Audit		5,800.00
Arbitrage Calculation		600.00
Tax Document Preparation Fee		84.00
Legal Advertising		2,500.00
Miscellaneous office		2,000.00
Bank Fees		4,000.00
Storage		-
Contingency- Incl Hurricane cleanup		221,185.01
Web Site Maintenance		2,880.00
Dues, Licenses, and Fees		475.00
General Insurance		8,083.20
Crime Insurance		600.00
Reserve		246,000.00
Total General & Administrative Expenses	$	580,015.01
Field Expense		
Field Management	$	16,686.00
Security		10,000.00
Security System		13,000.00
Electric - Street Lights/ private lighting		14,000.00
Water Reclaimed		32,000.00
Conservation Area Maintenance		20,000.00
General Repair & Maintenance		40,000.00
Irrigation Repairs		40,000.00
Landscape Maintenance (Section 1)		392,812.00
Landscape Maintenance (Section 2)		206,124.00
Landscape Improvements		50,000.00
Maintenance Person		71,092.40

Parker Road CDD

Approved Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

		Approved Proposed FY 2027 Budget
Mulch		45,000.00
RPB Maintenance		60,000.00
Stormwater Reporting		2,000.00
Pressure Clean Curbs and Walks		60,000.00
Total Field Expenses	$	866,590.40
Amenity Expenses		
Lifestyle Programming	$	32,550.00
Lifestyle Coordinator		66,075.06
Amenity - Dumpster		4,000.00
Amenity - Cable & Internet		8,700.00
Amenity - Insurance		39,612.00
Amenity - Dues & License		125.00
Amenity - Landscape Maintenance		-
Amenity - Pool Maintenance		22,200.00
Amenity - Pool Repair		24,000.00
Amenity - Gas (Pool Heating)		30,000.00
Amenity - Gates/ Control Access		5,500.00
Amenity - Janitorial		5,500.00
Amenity - Maintenance		30,940.00
Amenity - HVAC System		2,560.00
Amenity - Electric		35,000.00
Amenity - Reclaimed Water		33,000.00
Amenity - Manager		90,350.00
Amenity - Mulch		11,600.00
Lifestyle Capital		2,637.50
Fitness Facility - Maintenance		12,000.00
Tennis Courts/Basketball Court/Pickleball Court		5,000.00
Employee Holiday Bonus		-
Employee Recognition Luncheons (4x Annually)		-
Utility Cart		-
Amenity - Pest Control		3,024.00
Total Amenity Expenses	$	464,373.56
Total Expenses	**$**	**1,910,978.97**
Other Income (Expense)		
Interest Income	$	15,752.28
Total Other Income (Expense)	**$**	**15,752.28**
Net Income (Loss)	**$**	**(0.00)**

Parker Road CDD
FY 2027 O&M Approved Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	$2,012.60	$2,012.60	$ 0.00

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

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

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lloyd’s Exercise Equipment, LLC
Estimates 68177-1 & 68177-2 for
Equipment Repairs and Plyo Box Replacement

Repair Estimate

LLOYD'S Exercise Equipment, L.L.C.
"Catch the Fitness Wave!"

Date	Estimate #
6/17/2026	68177-1

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

Customer

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

Unit/Model/Type	Item	Problem Description	Estimate
LifeFitness Row SS-RW SS=RW0616B022	Diagnosis	Chest pad tearing. Estimate to order and replace the chest pad at your next service visit.	
	Part(s) For Repair	Chest Pad	120.00
	Labor	Replace the chest pad; test check operation.	
LifeFitness Treadmill AST139737	Diagnosis	Safety clip broken. Estimate to order and replace the safety clip at your next service visit.	
	Part(s) For Repair	Safety Clip	16.99
	Labor	Replace the safety clip; test check operation.	
LifeFitness Functional Trainer	Diagnosis	Curl bar squeaking where bar rotates. Estimate to order and replace the curl bar at your next service visit.	
	Part(s) For Repair	Curl Bar	59.99
	Labor	Replace the curl bar; test check operation.	

*Approval Date:*___________________
*Name:*___________________________
*Title:*___________________________

Subtotal	
Sales Tax (0.0%)	
Estimate	

Repair Estimate

"Catch the Fitness Wave!"

Date	Estimate #
6/17/2026	68177-1

LLOYD's Exercise Equipment, L.L.C.	Customer
LLOYD's Exercise Equipment, L.L.C. PO Box 290723 Port Orange, FL 32129 386-322-3213 (office) / 815-331-5329 (fax) info@lloydsfitness.com	*Parker Rd CDD/Oakmont Amenity* *11701 SW. 30th Avenue* *Gainesville, FL 32608* *352-204-8177 (Alisa)* *954-328-4179*

Unit/Model/Type	Item	Problem Description	Estimate
	Shipping & Handling	2 Sources	55.00
	Labor/Time On Site	No charge IF done at your next service visit.	0.00

Approval Date: 7/14/2026
Name: Tara Ezzell
Title: Chairperson

Subtotal	$251.98
Sales Tax (0.0%)	$0.00
Estimate	$251.98

Sales Proposal

LLOYD'S
Exercise Equipment, L.L.C.
"Catch the Fitness Wave!"

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

Date	Estimate #
6/23/2026	68177-2

Customer

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

P.O. No.	Bidding Info
Pending	n/a

Manufacturer	Item	Model/Notes	Details	Amount
TKO	Plyo Box		1 at $384.00	384.00
	Shipping & Handling	Order and ship direct to your facility.		100.00

Approval Date: 7/14/2026
Name: Tara Ezzell
Title: Chairperson

Subtotal	$484.00
Sales Tax (0.0%)	$0.00
Estimate Total	**$484.00**

"Specializing in Service After the Sale"

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of W.W. Gay Proposal
for Repair of Condenser Leak

W.W. GAY MECHANICAL CONTRACTOR, INC.

Prospect ID	26GV-HVCS-0549
Created Date	7/6/2026

Opportunity Name	Oakmont leak on Condenser 2 and lower set points	Billing Address	3501 Quadrangle Blvd Suite 270 Orlando, FL 32817 USA

Proposal Details

Thank you for the opportunity to provide a proposal for this project.

This proposal is based on today's cost. No allowances or contingencies are included for escalation cost. Pricing is firm for 30 days from the date of this proposal.

If you have any questions, please do not hesitate to call me:

Prepared By	Brad Sullivan
Email	bsullivan@wwgmc.com

Pricing

Amount	$415.81

Scope of Work

Scope

Provide Labor and Repair leaking access ports on condenser 2.
* Lower set points to 72 degrees.

Exclusions

Exclusions

- Existing Conditions Upstream or Downstream of Work Completed.
- After Hours / Weekend work unless specified above.
- Mold, Asbestos & Lead Abatement.
- Drywall, Concrete, CMU, or Asphalt Cutting, Coring, Removal, Pouring, or Patching.
- Fire Stopping, Caulking, Painting, Roofing, Waterproofing, or Sealing of any kind.
- Any Required Bonding unless mentioned above.
- BIM, CAD, or any Coordination Drawings.
- Buy America Provisions, Federal Acquisition Regulation, Trade Act Agreement.
- Ceiling Removal, Storage, Replacement, or Reinstallation.
- Certified Payroll & Davis-Bacon Wages.
- Fire Protection, Alarm Systems, & Electrical Work unless specified above.
- COVID-19 Vaccinations.
- GPR (Ground Penetrating Radar) and/or locating of utilities via X-Ray.
- ICRA Containment / Breakdown / Maintenance.
- Supplemental structural steel and I-beams for Equipment / Pipe Supports.
- Temporary HVAC/Dehumidification/Negative Air/DP Monitoring.
- Third party Commissioning Agent.

Upon Agreeance of the accepted work, please sign below. Upon executed copy of this document, materials and equipment shall be released for processing.

Quote Acceptance

Signature Tara Ezzell

W.W. GAY
MECHANICAL CONTRACTOR, INC.

Name Tara Ezzell

Title Chairperson

Date 7/8/2026

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

District Financial Statements

Parker Road CDD

June 2026 Financial Package

June 30 , 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 6/30/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Assets					
Current Assets					
Ameris Checking Account	$22,125.38				$22,125.38
Ameris Debit Card Account	1,673.42				1,673.42
Ameris Money Market Account	1,324,480.96				1,324,480.96
Ameris Lifestyle Capital	4,226.88				4,226.88
Assessments Receivable	71,017.40				71,017.40
Prepaid Expenses	10,275.88				10,275.88
Assessments Receivable		$60,984.51			60,984.51
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		195,932.47			195,932.47
Revenue 2020		138,810.97			138,810.97
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		569.15			569.15
Acquisition/Construction Series 2007			$212.81		212.81
Acquisition/Construction Series 2020			27,090.85		27,090.85
Deferred Const Series 2020			87,358.84		87,358.84
Total Current Assets	$1,433,799.92	$1,008,260.78	$114,662.50	$0.00	$2,556,723.20
Investments					
Amount Available in Debt Service Funds				$947,276.27	$947,276.27
Amount To Be Provided				13,187,723.73	13,187,723.73
Total Investments	$0.00	$0.00	$0.00	$14,135,000.00	$14,135,000.00
Total Assets	$1,433,799.92	$1,008,260.78	$114,662.50	$14,135,000.00	$16,691,723.20
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$12,979.86				$12,979.86
Deferred Revenue	71,017.40				71,017.40
Deferred Revenue		$60,984.51			60,984.51
Total Current Liabilities	$83,997.26	$60,984.51	$0.00	$0.00	$144,981.77
Long Term Liabilities					
Revenue Bonds Payable LongTerm				$14,135,000.00	$14,135,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$14,135,000.00	$14,135,000.00
Total Liabilities	$83,997.26	$60,984.51	$0.00	$14,135,000.00	$14,279,981.77

Parker Road CDD

Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Net Assets					
Net Assets, Unrestricted	$188,047.95				$188,047.95
Net Assets - General Government	490,476.28				490,476.28
Current Year Net Assets - General Government	671,278.43				671,278.43
Net Assets, Unrestricted		$1,063,062.97			1,063,062.97
Current Year Net Assets, Unrestricted		(66,879.80)			(66,879.80)
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			17,247.30		17,247.30
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	$1,349,802.66	$947,276.27	$114,662.50	$0.00	$2,411,741.43
Total Liabilities and Net Assets	$1,433,799.92	$1,008,260.78	$114,662.50	$14,135,000.00	$16,691,723.20

Parker Road CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$1,590,494.43				$1,590,494.43
Off-Roll Assessments	228,439.68				228,439.68
Other Revenue	15.01				15.01
Other Revenue - Keys	850.26				850.26
Other Revenue - Rental	7,850.00				7,850.00
Other Revenue - Membership	1,500.00				1,500.00
On-Roll Assessments		$956,745.12			956,745.12
Off-Roll Assessments		136,148.49			136,148.49
Inter-Fund Group Transfers In		(14,965.15)			(14,965.15)
Inter-Fund Transfers			$14,965.15		14,965.15
Total Revenues	$1,829,149.38	$1,077,928.46	$14,965.15	$0.00	$2,922,042.99
Expenses					
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	23,625.00				23,625.00
Field Management	12,393.00				12,393.00
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	3,013.68				3,013.68
Bank Fees	2,390.78				2,390.78
Miscellaneous	2,732.62				2,732.62
Contingency	70,962.79				70,962.79
Reserve	67.98				67.98
Web Site Maintenance	1,860.00				1,860.00
Storage	675.96				675.96
Dues, Licenses, and Fees	603.99				603.99
Security	2,288.00				2,288.00
Lifestyle Programming	30,489.92				30,489.92
Lifestyle Coordinator	46,706.22				46,706.22
Security System	9,552.72				9,552.72
Electric	6,380.00				6,380.00
Dumpster	3,480.56				3,480.56
Water Reclaimed	23,024.79				23,024.79
Conservation Area Maintenance	16,837.00				16,837.00
Amenity - Cable & Telephone	6,794.11				6,794.11
Amenity - Insurance	33,010.00				33,010.00
Amenity - Landscape Maintenance	67,500.00				67,500.00
Amenity - Pool Maintenance	26,132.98				26,132.98
Amenity - Access Control	5,389.21				5,389.21
Amenity - Janitorial	1,955.15				1,955.15
Amenity - Maintenance	30,226.56				30,226.56
Amenity - Electric	20,708.00				20,708.00

Parker Road CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Amenity - Gas	14,775.26				14,775.26
Amenity - Reclaimed Water	36,865.28				36,865.28
Amenity - Manager	66,449.60				66,449.60
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
Crime Insurance	500.00				500.00
General Repair & Maintenance	22,993.54				22,993.54
Maintenance Person	53,288.67				53,288.67
Irrigation	27,450.00				27,450.00
Landscaping Maintenance & Material	402,862.00				402,862.00
Landscape Improvements	9,655.50				9,655.50
Lifestyle - Capital	1,955.55				1,955.55
Employee Holiday Bonus	1,500.00				1,500.00
Employee Recognition Luncheons (4x Annua	447.11				447.11
Pressure Clean Curbs and Walks	17,725.66				17,725.66
Fitness Facility	3,683.73				3,683.73
Tennis Courts/Basketball Court	5,460.92				5,460.92
Amenity Building Pest Control	2,107.00				2,107.00
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	$1,181,648.55	$1,169,770.00	$0.00	$0.00	$2,351,418.55
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$23,777.60				$23,777.60
Interest Income		$24,961.74			24,961.74
Interest Income			$2,282.15		2,282.15
Total Other Revenues (Expenses) & Gains (Losses)	$23,777.60	$24,961.74	$2,282.15	$0.00	$51,021.49
Change In Net Assets	$671,278.43	($66,879.80)	$17,247.30	$0.00	$621,645.93
Net Assets At Beginning Of Year	$678,524.23	$1,014,156.07	$97,415.20	$0.00	$1,790,095.50
Net Assets At End Of Year	$1,349,802.66	$947,276.27	$114,662.50	$0.00	$2,411,741.43

Parker Road CDD
Budget to Actual
For the Period End 6/30/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Maintenance Assessments	$ 1,818,934.11	$ 1,417,463.77	$ 401,470.34	$ 1,889,951.69	96.24%
Other Income & Other Financing Sources	15.01	-	15.01	-	0.00%
Keys	850.26	540.75	309.51	721.00	117.93%
Rental	7,850.00	9,403.28	(1,553.28)	12,537.70	62.61%
Membership	1,500.00	1,575.00	(75.00)	2,100.00	71.43%
Net Revenues	**$ 1,829,149.38**	**$ 1,428,982.79**	**$ 400,166.59**	**$ 1,905,310.39**	**96.00%**
General & Administrative Expenses					
Supervisor Fees	$ 3,800.00	$ 2,700.00	$ 1,100.00	$ 3,600.00	105.56%
Trustee Services	8,206.98	6,225.00	1,981.98	8,300.00	98.88%
Public Official Insurance	3,444.00	2,741.25	702.75	3,655.00	94.23%
District Management	23,625.00	23,625.00	-	31,500.00	75.00%
Engineering	250.00	750.00	(500.00)	1,000.00	25.00%
Disclosure Agent	7,500.00	7,500.00	-	10,000.00	75.00%
Property Appraiser	-	56.25	(56.25)	75.00	0.00%
District Counsel	4,045.50	7,500.00	(3,454.50)	10,000.00	40.46%
Assessment Administration	12,500.00	9,375.00	3,125.00	12,500.00	100.00%
Reamortization	-	375.00	(375.00)	500.00	0.00%
Audit	5,600.00	4,200.00	1,400.00	5,600.00	100.00%
Arbitrage Calculation	600.00	900.00	(300.00)	1,200.00	50.00%
Tax Document Preparation Fee	71.57	63.00	8.57	84.00	85.20%
Legal Advertising	3,013.68	1,875.00	1,138.68	2,500.00	120.55%
Miscellaneous office (travel, phone, postage, etc)	2,732.62	1,500.00	1,232.62	2,000.00	136.63%
Bank Fees	2,390.78	3,000.00	(609.22)	4,000.00	59.77%
Storage	675.96	2,510.64	(1,834.68)	3,347.52	20.19%
Contingency- Incl Hurricane cleanup	70,962.79	132,000.00	(61,037.21)	176,000.00	40.32%
Web Site Maintenance	1,860.00	2,160.00	(300.00)	2,880.00	64.58%
Dues, Licenses, and Fees	603.99	356.25	247.74	475.00	127.16%
General Insurance	6,736.00	3,626.25	3,109.75	4,835.00	139.32%
Crime Insurance	500.00	375.00	125.00	500.00	100.00%
Reserve	67.98	176,250.00	(176,182.02)	235,000.00	0.03%
Total General & Administrative Expenses	$ 159,186.85	$ 389,663.64	$ (230,476.79)	$ 519,551.52	30.64%
Field Expense					
Field Management	$ 12,393.00	$ 12,514.50	$ (121.50)	$ 16,686.00	74.27%
Security	2,288.00	7,500.00	(5,212.00)	10,000.00	22.88%
Security System	9,552.72	9,000.00	552.72	12,000.00	79.61%
Electric - Street Lights/ private lighting	6,380.00	10,500.00	(4,120.00)	14,000.00	45.57%
Water Reclaimed	23,024.79	16,875.00	6,149.79	22,500.00	102.33%
Conservation Area Maintenance	16,837.00	20,160.00	(3,323.00)	26,880.00	62.64%
General Repair & Maintenance	22,993.54	23,175.00	(181.46)	30,900.00	74.41%
Irrigation	27,450.00	30,000.00	(2,550.00)	40,000.00	68.63%
Landscape Maintenance & Material	402,862.00	340,916.25	61,945.75	454,555.00	88.63%
Landscape Maintenance Phase 5A East and West and 5B	-	50,947.50	(50,947.50)	67,930.00	0.00%
Additional Landscape	-	41,250.00	(41,250.00)	55,000.00	0.00%
Landscape Improvements	9,655.50	37,500.00	(27,844.50)	50,000.00	19.31%
Maintenance Person	53,288.67	52,944.30	344.37	70,592.40	75.49%
Mulch	-	33,750.00	(33,750.00)	45,000.00	0.00%

Parker Road CDD
Budget to Actual
For the Period End 6/30/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
RPB Maintenance	-	45,000.00	(45,000.00)	60,000.00	0.00%
Stormwater Reporting	-	1,500.00	(1,500.00)	2,000.00	0.00%
Pressure Clean Curbs and Walks	17,725.66	45,000.00	(27,274.34)	60,000.00	29.54%
Total Field Expenses	$ 604,450.88	$ 686,335.05	$ (81,884.17)	$ 915,113.40	66.05%
Amenity Expenses					
Lifestyle Programming	$ 30,489.92	$ 24,412.50	$ 6,077.42	$ 32,550.00	93.67%
Lifestyle Coordinator	46,706.22	46,839.38	(133.15)	62,452.50	74.79%
Amenity - Dumpster	3,480.56	1,950.00	1,530.56	2,600.00	133.87%
Amenity - Cable & Telephone	6,794.11	4,500.00	2,294.11	6,000.00	113.24%
Amenity - Insurance	33,010.00	27,422.25	5,587.75	36,563.00	90.28%
Amenity - Dues & License	-	93.75	(93.75)	125.00	0.00%
Amenity - Landscape Maintenance	67,500.00	39,571.50	27,928.50	52,762.00	127.93%
Amenity - Pool Maintenance	26,132.98	16,650.00	9,482.98	22,200.00	117.72%
Amenity - Pool Preventative Maintenance	4,623.66	9,000.00	(4,376.34)	12,000.00	38.53%
Amenity - Gates/ Control Access	5,389.21	4,125.00	1,264.21	5,500.00	97.99%
Amenity - Janitorial	1,955.15	4,125.00	(2,169.85)	5,500.00	35.55%
Amenity - Maintenance	30,226.56	18,750.00	11,476.56	25,000.00	120.91%
Amenity - Electric	20,708.00	26,250.00	(5,542.00)	35,000.00	59.17%
Amenity - Gas (Pool Heating)	14,775.26	22,500.00	(7,724.74)	30,000.00	49.25%
Amenity - Reclaimed Water	36,865.28	20,250.00	16,615.28	27,000.00	136.54%
Amenity - Manager	66,449.60	67,762.50	(1,312.90)	90,350.00	73.55%
Amenity - Mulch	7,750.00	8,700.00	(950.00)	11,600.00	66.81%
Lifestyle Capital	1,955.55	4,928.44	(2,972.89)	6,571.25	0.00%
Fitness Facility - Maintenance	3,683.73	9,000.00	(5,316.27)	12,000.00	30.70%
Tennis Courts/Basketball Court	5,460.92	3,750.00	1,710.92	5,000.00	109.22%
Employee Holiday Bonus	1,500.00	1,125.00	375.00	1,500.00	100.00%
Employee Recognition Luncheons (4x Annually)	447.11	450.00	(2.89)	600.00	74.52%
Utility Cart	-	375.00	(375.00)	500.00	0.00%
Amenity - Pest Control	2,107.00	2,268.00	(161.00)	3,024.00	69.68%
Total Amenity Expenses	$ 418,010.82	$ 364,798.31	$ 53,212.51	$ 486,397.75	85.94%
Total Expenses	**$ 1,181,648.55**	**$ 1,440,797.00**	**$ (259,148.45)**	**$ 1,921,062.67**	**61.51%**
Other Income (Expense)					
Interest Income	$ 23,777.60	$ 11,814.21	$ 11,963.39	$ 15,752.28	
Total Other Income (Expense)	**$ 23,777.60**	**$ 11,814.21**	**$ 11,963.39**	**$ 15,752.28**	
Net Income (Loss)	**$ 671,278.43**	**$ -**	**$ 671,278.43**	**$ -**	

Amount Allocated				Dog Park	Pickleball Court	Shed & Kubota	Pool Heaters & Enclosures	Fireplace Remodel	Mailbox Painting	Pool Pavers	Security Cameras	Asphalt Installation-Oakmont Alleyway	Sinkholes	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									
Alachua County														**$ 300.00**
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**
Arnold Construction, Inc	Contingency	7293	PA 355										$ 3,040.00	
Arnold Construction, Inc	Contingency	7294	PA 355										$ 7,240.00	
Arnold Construction, Inc	Contingency	7295	PA 355										$ 1,095.00	
Arnold Construction, Inc	Contingency	7296	PA 355										$ 1,495.00	
Arnold Construction, Inc	Contingency	7297	PA 355										$ 700.00	
Arnold Construction, Inc														**$ 13,570.00**
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	Reserve	13906	PA 342				$ 8,823.00							
Lawn Enforcement	Contingency	18314	PA 355		$ 31,743.44									
Lawn Enforcement														**$ 27,764.00**
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**

				Dog Park	Pickleball Court	Shed & Kubota	Pool Heaters & Enclosures	Fireplace Remodel	Mailbox Painting	Pool Pavers	Security Cameras	Asphalt Installation- Oakmont Alleyway	Sinkholes	Subtotal by Vendor
Amount Allocated					**$ 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**
Suwanne River Water Management District	Contingency	**Debit Card Purchase**			**$ 122.50**									
Suwanne 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					**$ 208,364.25**	**$ 66,579.47**	**$ 95,044.20**	**$ 9,675.00**	**$ 21,225.00**	**$ 13,040.00**	**$ 10,835.48**	**$ 22,677.16**	**$ 13,570.00**	**$ 429,317.12**
Total Difference (Over Budget)					**$ (21,424.25)**	**$ 3,420.53**	**$ 14,955.80**	**$ 325.00**	**$ -**	**$ (13,040.00)**	**$ 19,158.93**	**$ (22,677.16)**	**$ (13,570.00)**	

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

Parker Road Community Development District

District Manager's Report

Submitted by Alisa McGowan

Board of Supervisors Meeting

July 23, 2026

Projects & Operational Updates

Reporting Period: June 26, 2026 – July 23, 2026

Pool Operations & Maintenance

Southern Escapes has completed some maintenance items identified during the previous board meeting.

Completed

- **Pool Mushroom Water Feature Motor**
  - The mushroom fountain motor has been replaced and is fully operational.
- **Stenner Pump**
  - The Stenner pump tube has been replaced, and the chemical feed system is operating properly.

Scheduled

- **Pool Heater Cleaning**
  - Southern Escapes is scheduling the annual pool heater cleaning for **August 2026**.
- **Surge Tank**
  - The surge tank fiberglass refinishing project is currently being scheduled.

Ongoing

- **Backup Mushroom Motor**
  - Southern Escapes continues to work with suppliers to locate replacement bearings needed to rebuild the existing mushroom motor. Once rebuilt, the motor will be retained as a backup spare.

Pond Pine Straw Installation

The contract for the pond pine straw installation has been sent to **The Masters Lawn & Pest**.

Current Status

- Waiting for the signed contract to be returned.
- Once received, the contract will be forwarded to the Board Chairperson for review and execution.
- After the contract has been fully executed, the contractor will coordinate and schedule the installation.

Storage Building Painting Project

- The **Architectural Review Board (ARB)** application to paint the Oakmont storage building has been submitted to the Oakmont ARB Committee for review.
- Painting estimates have been submitted for Board consideration.

Community Pressure Washing

The following pressure washing has been completed:

- Section 3 sidewalks & curbs
- Section 4 sidewalks & curbs
- Amenity Center rear sidewalk surrounding the event lawn
- Tennis Court pavilion
- Basketball backboards
- Pickleball courts soft wash (to remove excess sand from the playing surface)

These improvements have enhanced the appearance and cleanliness of the community amenities.

Pickleball Courts

Project Closeout

Alachua County Public Works has issued the **Final Acceptance Letter** for the pickleball court project.

- A copy of the acceptance letter has been forwarded to **PFM** for the District's records.
- The pickleball courts are now officially **open for community use**.

Operational Recommendation

Staff has received a request to relocate **Open Play** to the **two front pickleball courts**.

This adjustment is recommended because:

- Open Play typically attracts the largest number of participants.
- The front courts provide better accommodation for larger groups.
- This change would reduce disruptions for players who have reserved the rear courts.
- The adjustment requires only a change to court assignments and can be implemented immediately if approved by the Board.

Summary

Significant progress has been made since the June Board meeting, including completion of key pool maintenance projects, community pressure washing, and final acceptance of the pickleball courts. Staff continue to move forward with the pond pine straw installation and storage building painting project and will provide additional updates as work progresses.