

***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Regular Meeting
Meeting***

***Monday
August 26, 2019***

4:30 p.m.

***Location:
Southeast Public Library
6670 US Highway 1 South
Saint Augustine, FL 32086***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Parkland Preserve Community Development District

250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

Board of Supervisors
Parkland Preserve
Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Parkland Preserve Community Development District is scheduled for **Monday, August 26, 2019 at 4:30 p.m.** at the **Southeast Public Library, 6670 US Highway 1 South, St. Augustine, FL 32086.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be presented at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please do not hesitate to contact me.

Sincerely,

Patricia Comings-Thibault
District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, August 26, 2019

Time: 4:30 P.M.

Location: Southeast Public Library
6670 US Highway 1 South
St. Augustine, FL32086

Dial –in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Roll Call

II. Audience Comments

III. Administrative Items

A. Approval of Minutes of the May, 2019 Meeting Minutes Exhibit 1

B. Consideration of July 2019 Unaudited Financial Statements Exhibit 2

IV. Business Matters

A. Consideration of **Resolution 2019-05**, Adopting the Designated Meeting Dates, Times, and Location Exhibit 3

B. Fiscal Year 2019-2020 Budget Public Hearing

➤ Open the Public Hearing

➤ Presentation of FY 2019-2020 Budget Exhibit 4

➤ Public Comments

➤ Close the Public Hearing

C. Consideration of **Resolution 2019-06**, Adopting the Fiscal Year 2019-2020 Budget Exhibit 5

D. Fiscal Year 2019-2020 Assessment Public Hearing

➤ Open the Public Hearing

➤ Public Comments

➤ Close the Public Hearing

E. Consideration of **Resolution 2019-07**, Adopting for the Collection & Enforcement of Special Assessments for Fiscal Year 2019-2020 Exhibit 6

V. Consideration of Construction Related Items

Exhibit 7

- Ratification of Jr. Davis Change Order #1 - \$10,952.50
- Presentation of Construction Requisition Tracker

VI. Other Business Matters

- A. Consideration of Letter Agreement for OCP and Excess Liabilities

Exhibit 8

VII. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VIII. Adjournment

EXHIBIT 1

MINUTES OF MEETING
PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community Development District was held on Wednesday, May 29, 2019 at 4:30 p.m. at Southeast Public Library, 6670 US Highway 1 South, Saint Augustine, Florida 32086.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Mohammad Bataineh	Board Supervisor, Chairman
Nasrullah Ghafoor	Board Supervisor, Vice Chairman
Sara Ascha	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager, DPFPG Management & Consulting LLC
Jere Earlywine	District Attorney, Hopping Green & Sams
Bill Schilling	District Engineer, Kimley-Horn & Associates
Tom Radicioni	BNY Mellon
Peter Dame	Bond Counsel

The following is a summary of the discussions and actions taken at the May 29, 2019 Parkland Preserve CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Items

A. Exhibit 1: Approval of Minutes of the September 2018 Meeting Minutes

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on September 24, 2018 for the Parkland Preserve Community Development District.

B. Exhibit 2: Consideration of April 2019 Unaudited Financial Statements

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board accepted the April 2019 Unaudited Financial Statement for the Parkland Preserve Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Consideration of Matters Regarding Bond Financing & Debt Assessments

➤ Exhibit 3: Presentation of Final Bond Pricing

- 39 ➤ Exhibit 4: Presentation of Revised Engineer's Report
- 40 ➤ Exhibit 5: Presentation of Revised Supplemental Assessment Report
- 41 ➤ Exhibit 6: Consideration of Resolution 2019-01, Supplemental Assessment Resolution

42 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
43 adopted Resolution 2019-01 Supplemental Assessment Resolution for the Parkland Preserve Community
44 Development District.

- 45 ➤ Exhibit 7: Consideration of Issuer's Counsel Agreement
 - 46 a. Completion Agreement
 - 47 b. Collateral Assignment Agreement
 - 48 c. True-Agreement
 - 49 d. Declaration of Consent
 - 50 e. Notice of Special Assessments
 - 51 f. Disclosure of Public Finance
 - 52 g. Boundary Amendment Agreement

53 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
54 approved the Issuer's Counsel Agreement for the Parkland Preserve Community Development District.

55 **FIFTH ORDER OF BUSINESS – Consideration of Construction Related Items**

- 56 A. Exhibit 8: Consideration of Resolution 2019-02, Authorizing Direct Purchases

57 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
58 adopted Resolution 2019-02 Authorizing Direct Purchases for the Parkland Preserve Community
59 Development District.

- 60 ➤ Exhibit 9: Acquisition Agreement

61 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
62 approved the Acquisition Agreement for the Parkland Preserve Community Development District.

- 63 ➤ Exhibit 10: Construction Easement

64 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
65 approved the Construction Easement for the Parkland Preserve Community Development District.

- 66 ➤ Acquisition of Work Product
- 67 ❖ Authorization for Related Requisition

68 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
69 authorized staff preparation of documents comprising of the acquisition of work product and authorized
70 the requisition of work product in an amount not to exceed \$300,000.00 for the Parkland Preserve
71 Community Development District.

- 72 ➤ Assignment of Site Work Contract

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board approved, in substantial form, the Assignment of Site Work Contract for the Parkland Preserve Community Development District.

➤ Exhibit 11: Consideration of Cost Share Agreement

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board approved, in substantial form, the Cost Share Agreement for the Parkland Preserve Community Development District.

➤ Exhibit 12: HOA/CDD Maintenance Agreement

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board approved, in substantial form, the HOA/CDD Maintenance Agreement for the Parkland Preserve Community Development District.

SIXTH ORDER OF BUSINESS – Other Business Matters

A. Exhibit 13: Consideration of Resolution 2019-03, Approving the FY 2020 Budget & Setting the Public Hearing

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted Resolution 2019-03 Approving the FY 2020 Budget & Setting the Public Hearing for August 26, 2019 for the Parkland Preserve Community Development District.

B. Exhibit 14: Consideration of Resolution 2019-04, Authorizing the Boundary Amendment Petition

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted Resolution 2019-04 Authorizing the Boundary Amendment for the Parkland Preserve Community Development District.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Attorney

There being none, the next item followed.

C. District Engineer

Mr. Schilling reported that construction has begun.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Comings-Thibault asked for final questions, comments, or corrections before adjourning the meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.

On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adjourned the meeting for the Parkland Preserve Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

109

110 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
111 **meeting held on _____.**

112

Signature

Signature

113

Printed Name

Printed Name

114

115 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 2

Parkland Preserve CDD Community Development District

Financial Statements
Unaudited

Period ending
July 31, 2019

PARKLAND PRESERVE CDD
BALANCE SHEET
July 31, 2019

	<u>GEN FUND</u>	<u>CONSOLIDATED TOTAL</u>
<u>ASSETS:</u>		
CASH	\$ 3,153	\$ 3,153
ACCOUNTS RECEIVABLE	4,982	4,982
DEPOSIT	-	-
TOTAL ASSETS	<u><u>\$ 8,135</u></u>	<u><u>\$ 8,135</u></u>
<u>LIABILITIES:</u>		
ACCOUNTS PAYABLE	\$ 7,684	\$ 7,684
<u>FUND BALANCE:</u>		
RESTRICTED FOR:		
ASSIGNED:	-	-
UNASSIGNED:	451	451
TOTAL LIABILITIES & FUND BALANCE	<u><u>\$ 8,135</u></u>	<u><u>\$ 8,135</u></u>

PARKLAND PRESERVE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2018 ENDING JULY 31, 2019

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
O&M ASSESSMENT COLLECTION	293,846	244,872	39,984	(204,888)
INTEREST	-	-	4	(4)
TOTAL REVENUE	293,846	244,872	39,988	(204,892)
II. EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	6,000	5,000	-	5,000
PAYROLL TAXES	459	383	-	383
PAYROLL PROCESSING	349			
MANAGEMENT CONSULTING SERVICES	30,000	25,000	26,250	(1,250)
ADMINISTRATIVE SERVICES	1,500	1,250	-	1,250
CONSTRUCTION ACCOUNTING SERVICES	10,000	8,333	-	8,333
BANK FEES	100	83	56	27
MISCELLANEOUS	250	208	1,620	(1,412)
AUDITING SERVICES	3,500	2,917	-	2,917
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,500	2,500	305	2,195
ENGINEERING SERVICES	7,500	6,250	-	6,250
LEGAL SERVICES	25,000	20,833	9,350	11,483
WEBSITE HOSTING	720	600	818	(218)
TOTAL ADMINISTRATIVE	88,053	73,533	38,574	34,959
INSURANCE:				
INSURANCE	5,500	2,550	2,550	-
TOTAL ADMINISTRATIVE	5,500	2,550	2,550	-
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	5,000	1,000	-	1,000
TRUSTEE FEES	8,700	4,500	-	4,500
ARBITRAGE	1,250	750	-	750
TOTAL DEBT SERVICE ADMINISTRATION	14,950	6,250	-	5,500
PHYSICAL ENVIRONMENT:				
FIELD MANAGER	4,800	4,000	-	4,000
ELECTRICITY (IRRIGATION & PUMPS)	8,500	7,083	-	7,083
WATER (County)	7,000	5,833	-	5,833
LANDSCAPING MAINTENANCE	60,000	50,000	-	50,000
LANDSCAPE REPLENISHMENT	5,000	4,167	-	4,167
IRRIGATION MAINTENANCE	7,000	5,833	-	5,833
NPDES	6,300	5,250	-	5,250
PET WASTE REMOVAL	1,110	925	-	925
POWER SWEEP	1,000	833	-	833
STORMWATER DRAINAGE	7,500	6,250	-	6,250
ENVIRON. MITIGATION & POND MAINT	4,000	3,333	-	3,333
POND MOWING	4,363	3,636	-	3,636
FIELD CONTINGENCY	25,000	20,833	-	20,833
TOTAL PHYSICAL ENVIRONMENT	141,573	117,978	-	46,709
AMENITY CENTER OPERATIONS:				
POOL SERVICE CONTRACT	1,800	1,500	-	1,500
FIELD TRAVEL	-	-	-	-
STREETPOLE LIGHTING	-	-	-	-
POOL MAINTENANCE & REPAIR	2,000	1,667	-	-
POOL PERMIT	250	208	-	-
AMENITY CENTER CLEANING & MAINT	7,200	6,000	-	-
AMENITY CENTER INTERNET	1,920	1,600	-	-
AMENITY CENTER ELECTRICITY	8,000	6,667	-	6,667
AMENITY CENTER WATER	7,000	5,833	-	-
AMENITY CENTER PEST CONTROL	330	275	-	-
REFUSE SERVICE	270	225	-	-
MISC. AMENITY REPAIRS & MAINT/SUPPLIES	15,000	12,500	-	-
TOTAL FIELD OPERATIONS	43,770	36,475	-	117,978
TOTAL EXPENDITURES	293,846	236,785	41,124	158,436
EXCESS REVENUE OVER (UNDER) EXPEND.	-	8,087	(1,136)	(46,456)
FUND BALANCE - BEGINNING	-	-	1,588	1,588
FUND BALANCE - ENDING	\$ -	-	452	(44,868)

PARKLAND PRESERVE CDD
Cash Reconciliation - General Fund
July 31, 2019

Balance Per Bank Statement	\$	3,232.73
Less: Outstanding Checks		(80.00)
<i>Adjusted Bank Balance</i>	\$	3,152.73
Beginning Cash Balance Per Books	\$	4,583.10
Cash Receipts		2,894.63
Cash Disbursements		(4,325.00)
<i>Balance Per Books</i>	\$	3,152.73

**Parkland Preserve CDD
Check Register
FY 2019**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2018		FY18 BALANCE				167.63
10/31/2018		Bank United	Bank Fee - Oct		9.00	158.63
10/31/2018		Bank United	Interest	0.02		158.65
10/31/2018		TOTALS		0.02	9.00	158.65
11/30/2018		Bank United	Bank Fee - Nov		9.00	149.65
11/30/2018		Bank United	Interest	0.02		149.67
11/30/2018		TOTALS		0.02	9.00	149.67
12/31/2018		NGBM Properties	Deposit	15,429.28		15,578.95
12/31/2018		NGBM Properties	Deposit	6,962.25		22,541.20
12/31/2018		Bank United	Service Charge		9.80	22,531.40
12/31/2018		Bank United	Interest	0.02		22,531.42
12/31/2018		TOTALS		22,391.55	9.80	22,531.42
01/02/2019		Bank United	Deposit Correction	50.00		22,581.42
01/02/2019	1001	Egis Insurance Advisors, LLC	Insurance Coverage 10/1/18-10/1/19		2,550.00	20,031.42
01/06/2019	1002	DPFG	Management Fees Aug-Dec		10,000.00	10,031.42
01/06/2019	1003	VenturesIn.com, Inc.	Website Set up fees Jul-Oct		496.99	9,534.43
01/06/2019	1004	Hopping Green & Sams	Legal Services		3,717.83	5,816.60
01/06/2019	1005	The St. Augustine Record	Legal Ads		2,894.45	2,922.15
01/14/2019	1006	Hopping Green & Sams	Legal Services		1,581.77	1,340.38
01/31/2019		Bank United	Service Charge		9.05	1,331.33
01/31/2019		Bank United	Interest	1.52		1,332.85
1/31/2019		TOTALS		51.52	21,250.09	1,332.85
02/07/2019	1007	VenturesIn.com, Inc.	Web Hosting Nov-Feb		320.00	1,012.85
02/07/2019	1008	Hopping Green & Sams	Legal Services Thru December		495.00	517.85
02/28/2019		Bank United	Service Charge		9.00	508.85
02/28/2019		Bank United	Interest	0.10		508.95
2/28/2019		TOTALS		0.10	824.00	508.95
03/05/2019	1009	VenturesIn.com, Inc.	Website Hosting - March		80.00	428.95
03/05/2019	1010	The St. Augustine Record	Legal Advertising		103.22	325.73
03/29/2019		NGMB Properties	Deposit	8,365.00		8,690.73
03/31/2019		Bank United	Service Charge		9.65	8,681.08
03/31/2019		Bank United	Interest	0.06		8,681.14
3/31/2019		TOTALS		8,365.06	192.87	8,681.14
04/11/2019	1011	DPFG	Professional Mgmt. Svcs. Dec-Feb		8,125.00	556.14
04/11/2019	1012	VenturesIn.com, Inc.	Website Hosting - April		80.00	476.14
04/30/2019		Bank United	Interest	0.67		476.81
4/30/2019		TOTALS		0.67	8,205.00	476.81
05/17/2019	1013	VenturesIn.com, Inc.	Website Hosting - May		80.00	396.81
05/21/2019	1014	VenturesIn.com, Inc.	Website Hosting - Domain Name Registration		17.99	378.82
05/21/2019	1015	Hopping Green & Sams	Legal Services Thru March		87.24	291.58
05/21/2019		NGMB Properties	Deposit	16,000.00		16,291.58
05/21/2019	1016	DPFG	Mgmt Services Mar-May		7,875.00	8,416.58
05/21/2019	1020	The St. Augustine Record	Legal Advertising		89.75	8,326.83
05/31/2019		Bank United	Interest	0.62		8,327.45
5/31/2019		TOTALS		16,000.62	8,149.98	8,327.45
06/01/2019	1017	DPFG	Professional Management Services June		2,625.00	5,702.45
06/12/2019	1018	Hopping Green & Sams	Legal Services		865.04	4,837.41
06/12/2019	1019	VenturesIn.com, Inc.	Website Hosting - June		80.00	4,757.41
06/20/2019	1021	FLORIDA DEPT OF ECONOMIC C	Special District Fee		175.00	4,582.41
06/30/2019		Bank United	Interest	0.69		4,583.10
6/30/2019		TOTALS		0.69	3,745.04	4,583.10
07/01/2019	9000	DPFG	Professional Management Services July		2,625.00	1,958.10
07/02/2019	1022	Innersync	ADA Compliance		1,620.00	338.10
07/23/2019	1023	VenturesIn.com, Inc.	Website Hosting - July		80.00	258.10
07/25/2019		Gatehouse Media	Deposit	2,894.45		3,152.55
07/31/2019		Bank United	Interest	0.18		3,152.73
7/31/2019		TOTALS		2,894.63	4,325.00	3,152.73

EXHIBIT 3

RESOLUTION 2019-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIME AND LOCATION FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the Parkland Preserve Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2020/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2020/2019 annual public meeting schedule to St. Johns County, Florida.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2019.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

**NOTICE OF MEETINGS
FISCAL YEAR 2019/2020
PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2019/2020 regular meetings of the Board of Supervisors of the Parkland Preserve Community Development District are scheduled to be held on the 4th Monday of every month at 4:30 p.m. at the Southeast Public Library, 6670 US Highway 1 South, St. Augustine, FL 32086. The meeting dates are as follows:

October 28, 2019
November 25, 2019
December 23, 2019
January 27, 2020
February 24, 2020
March 23, 2020
April 27, 2020
May 25, 2020 MEMORIAL DAY
June 22, 2020
July 27, 2020
August 24, 2020
September 28, 2020

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from DPFG Management & Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 at (321) 263-0132 Ext. 4209, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at the number listed above. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management

EXHIBIT 4

STATEMENT 1
PROPOSED PARKLAND PRESERVE CDD - PRELIMINARY GENERAL FUND BUDGET (O&M) - FY 2020

	FY 2018 Actual	FY 2019 Adopted	FY 2019 YTD - March 31	FY 2020 Proposed	Variance FY 2019-2020	
I. REVENUE						
O&M ASSESSMENT COLLECTION	\$ 48,065	\$ 293,846	\$ 40,877	\$ 293,846	\$ -	
INTEREST	2	-	2	-	-	
TOTAL REVENUE	48,067	293,846	40,879	293,846	-	
II. EXPENDITURES*						
GENERAL ADMINISTRATIVE						Comment/ Scope of Services
SUPERVISORS COMPENSATION	-	6,000	-	6,000	-	5 supervisors, 12 meetings per fiscal year
PAYROLL TAXES	-	459	-	459	-	7.65% of total payroll
PAYROLL SERVICES	-	349	-	349	-	\$54 per month plus \$25 EOY
MANAGEMENT CONSULTING SERVICES	13,667	30,000	15,000	30,000	-	Financial reporting, assessments, accounting/bookkeeping: A/P, A/R, public records, plan & organize Board activity
ADMINISTRATIVE SERVICES	-	1,500	750	1,500	-	General expenditures for CDD backoffice operations
CONSTRUCTION ACCOUNTING	-	10,000	-	10,000	-	
BANK FEES	34	100	56	100	-	Bank United fee
MISCELLANEOUS, ALLOWANCE, CONTINGENCY	4,500	250	-	250	-	
AUDITING SERVICES	-	3,500	-	3,500	-	
REGULATORY AND PERMIT FEES	-	175	-	175	-	
LEGAL ADVERTISEMENTS	13,255	2,500	3,110	2,500	-	
ENGINEERING SERVICES	-	7,500	-	7,500	-	
LEGAL SERVICES	12,430	25,000	17,580	25,000	-	
WEBSITE HOSTING	497	720	480	720	-	
TOTAL GENERAL ADMINISTRATIVE	44,383	88,053	36,976	88,053	-	
INSURANCE						
INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	2,096	5,500	2,550	5,500	-	General Liability and Public Officials, Property and Casualty
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-	5,000	-	5,000	-	for 2 bonds
TRUSTEE FEES	-	8,700	-	8,700	-	for 2 bonds
ARBITRAGE	-	1,250	-	1,250	-	Arbitrage reporting fee
TOTAL DEBT ADMINISTRATION	-	14,950	-	14,950	-	
PHYSICAL ENVIRONMENT EXPENDITURES:						
FIELD MANAGER	-	4,800	-	4,800	-	oversee landscape and amenity vendors, inspection services (assumes 6 months)
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	-	8,500	-	
WATER (County)	-	7,000	-	7,000	-	
LANDSCAPING MAINTENANCE	-	60,000	-	60,000	-	all phases, assumes 500k sq.ft of landscape area (general services, turf care, mulch and flowers), \$36k for mow, blow, vert and chem. (250mo/ac)
LANDSCAPE REPLENISHMENT	-	5,000	-	5,000	-	all phases as needed
IRRIGATION MAINTENANCE	-	7,000	-	7,000	-	all phases, assumes 500k sq.ft of landscape area, assumes partial year for FY 2019, 6 months
NPDES	-	6,300	-	6,300	-	Monthly inspection (weekly)-\$450 plus additional rain event inspections at \$75 per month of CDD property. Assumes one year
PET WASTE REMOVAL	-	1,110	-	1,110	-	\$185 per month for 6 months
POWER SWEEP	-	1,000	-	1,000	-	
STORMWATER DRAINAGE	-	7,500	-	7,500	-	Storm drain clean out on CDD property
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	-	4,000	-	4,000	-	Assumes partial year of 6 months
POND MOWING	-	4,363	-	4,363	-	\$1,175 per pond (7 ponds) plus \$500 for misc., assumes partial year of 6 months
FIELD CONTINGENCY	-	25,000	-	51,819	26,819	Streetlights (70 lights), and other unknown maintenance items.
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	141,573	-	168,392	26,819	
TOTAL EXPENDITURES*	46,479	250,076	39,526	276,895	26,819	A
III. O&M ASSESSMENT ALLOCATION						
Total lots in CDD**	367	367	367	395	28	B
Total O&M per lot per year, preliminary estimate	\$ 127	\$ 681	\$ 108	\$ 701	\$ 20	A/B

Footnote:

*All other operations and maintenance expenditures for physical assets (e.g. pool, amenity center, public ROW, ponds, storm water management system, roads, etc) owned by the CDD are to be maintained by HOA.

** Assuming Parcel 14 is annexed in the CDD.

STATEMENT 2
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 815,000
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(32,600)
TOTAL REVENUE	782,400
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	16,300
INTEREST EXPENSE	
May 1, 2020	299,284
November 1, 2020	299,284
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	614,869
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	167,531
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 167,531

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 11,485,000	\$ 766,100	\$ 1,939.49	\$ 2,063
Total	395	\$ 11,485,000	\$ 766,100		

Total Gross Assessment \$ 815,000

STATEMENT 3
PARKLAND PRESERVE CDD
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						11,485,000
11/1/2019		4.50%	299,284	299,284	299,284	11,485,000
5/1/2020	-	4.50%	299,284	299,284		11,485,000
11/1/2020	-	4.50%	299,284	299,284	598,569	11,485,000
5/1/2021	170,000	4.50%	299,284	469,284		11,315,000
11/1/2021	-	4.50%	295,459	295,459	764,744	11,315,000
5/1/2022	175,000	4.50%	295,459	470,459		11,140,000
11/1/2022		4.50%	291,522	291,522	761,981	11,140,000
5/1/2023	185,000	4.50%	291,522	476,522		10,955,000
11/1/2023		4.50%	287,359	287,359	763,881	10,955,000
5/1/2024	195,000	4.50%	287,359	482,359		10,760,000
11/1/2024		4.50%	282,972	282,972	765,331	10,760,000
5/1/2025	205,000	4.75%	282,972	487,972		10,555,000
11/1/2025		4.75%	278,103	278,103	766,075	10,555,000
5/1/2026	215,000	4.75%	278,103	493,103		10,340,000
11/1/2026		4.75%	272,997	272,997	766,100	10,340,000
5/1/2027	225,000	4.75%	272,997	497,997		10,115,000
11/1/2027		4.75%	267,653	267,653	765,650	10,115,000
5/1/2028	235,000	4.75%	267,653	502,653		9,880,000
11/1/2028		4.75%	262,072	262,072	764,725	9,880,000
5/1/2029	245,000	4.75%	262,072	507,072		9,635,000
11/1/2029		4.75%	256,253	256,253	763,325	9,635,000
5/1/2030	255,000	4.75%	256,253	511,253		9,380,000
11/1/2030		4.75%	250,197	250,197	761,450	9,380,000
5/1/2031	270,000	5.25%	250,197	520,197		9,110,000
11/1/2031		5.25%	243,109	243,109	763,306	9,110,000
5/1/2032	285,000	5.25%	243,109	528,109		8,825,000
11/1/2032		5.25%	235,628	235,628	763,738	8,825,000
5/1/2033	300,000	5.25%	235,628	535,628		8,525,000
11/1/2033		5.25%	227,753	227,753	763,381	8,525,000
5/1/2034	315,000	5.25%	227,753	542,753		8,210,000
11/1/2034		5.25%	219,484	219,484	762,238	8,210,000
5/1/2035	335,000	5.25%	219,484	554,484		7,875,000
11/1/2035		5.25%	210,691	210,691	765,175	7,875,000
5/1/2036	350,000	5.25%	210,691	560,691		7,525,000
11/1/2036		5.25%	201,503	201,503	762,194	7,525,000
5/1/2037	370,000	5.25%	201,503	571,503		7,155,000
11/1/2037		5.25%	191,791	191,791	763,294	7,155,000
5/1/2038	390,000	5.25%	191,791	581,791		6,765,000
11/1/2038		5.25%	181,553	181,553	763,344	6,765,000
5/1/2039	410,000	5.25%	181,553	591,553		6,355,000
11/1/2039		5.25%	170,791	170,791	762,344	6,355,000
5/1/2040	435,000	5.38%	170,791	605,791		5,920,000
11/1/2040		5.38%	159,100	159,100	764,891	5,920,000
5/1/2041	460,000	5.38%	159,100	619,100		5,460,000
11/1/2041		5.38%	146,738	146,738	765,838	5,460,000
5/1/2042	485,000	5.38%	146,738	631,738		4,975,000
11/1/2042		5.38%	133,703	133,703	765,441	4,975,000
5/1/2043	510,000	5.38%	133,703	643,703		4,465,000
11/1/2043		5.38%	119,997	119,997	763,700	4,465,000
5/1/2044	540,000	5.38%	119,997	659,997		3,925,000
11/1/2044		5.38%	105,484	105,484	765,481	3,925,000
5/1/2045	570,000	5.38%	105,484	675,484		3,355,000
11/1/2045		5.38%	90,166	90,166	765,650	3,355,000
5/1/2046	600,000	5.38%	90,166	690,166		2,755,000
11/1/2046		5.38%	74,041	74,041	764,206	2,755,000
5/1/2047	635,000	5.38%	74,041	709,041		2,120,000
11/1/2047	-	5.38%	56,975	56,975	766,016	2,120,000
5/1/2048	670,000	5.38%	56,975	726,975		1,450,000
11/1/2048	-	5.38%	38,969	38,969	765,944	1,450,000
5/1/2049	705,000	5.38%	38,969	743,969		745,000
11/1/2049	-	5.38%	20,022	20,022	763,991	745,000
5/1/2050	745,000	5.38%	20,022	765,022		-
11/1/2050	-	5.38%	-	-	765,022	-
Total	\$ 11,485,000		\$ 12,341,306	\$ 23,826,306	\$ 23,826,306	

Footnote:

Max annual ds: 766,100

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 4
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 187,234
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(7,489)
TOTAL REVENUE	179,745
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	3,745
INTEREST EXPENSE	
May 1, 2020	88,000
November 1, 2020	88,000
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	179,745
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ -

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 3,200,000	\$ 176,000	\$ 445.57	\$ 474
Total	395	\$ 3,200,000	\$ 176,000		

Total Gross Assessment \$ 187,234

STATEMENT 5
PARKLAND PRESERVE CDD
\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						3,200,000
11/1/2019		5.50%	88,000	88,000	88,000	3,200,000
5/1/2020		5.50%	88,000	88,000		3,200,000
11/1/2020		5.50%	88,000	88,000	176,000	3,200,000
5/1/2021		5.50%	88,000	88,000		3,200,000
11/1/2021		5.50%	88,000	88,000	176,000	3,200,000
5/1/2022		5.50%	88,000	88,000		3,200,000
11/1/2022		5.50%	88,000	88,000	176,000	3,200,000
5/1/2023		5.50%	88,000	88,000		3,200,000
11/1/2023		5.50%	88,000	88,000	176,000	3,200,000
5/1/2024		5.50%	88,000	88,000		3,200,000
11/1/2024		5.50%	88,000	88,000	176,000	3,200,000
5/1/2025		5.50%	88,000	88,000		3,200,000
11/1/2025		5.50%	88,000	88,000	176,000	3,200,000
5/1/2026		5.50%	88,000	88,000		3,200,000
11/1/2026		5.50%	88,000	88,000	176,000	3,200,000
5/1/2027		5.50%	88,000	88,000		3,200,000
11/1/2027		5.50%	88,000	88,000	176,000	3,200,000
5/1/2028		5.50%	88,000	88,000		3,200,000
11/1/2028		5.50%	88,000	88,000	176,000	3,200,000
5/1/2029		5.50%	88,000	88,000		3,200,000
11/1/2029		5.50%	88,000	88,000	176,000	3,200,000
5/1/2030		5.50%	88,000	88,000		3,200,000
11/1/2030		5.50%	88,000	88,000	176,000	3,200,000
5/1/2031		5.50%	88,000	88,000		3,200,000
11/1/2031		5.50%	88,000	88,000	176,000	3,200,000
5/1/2032		5.50%	88,000	88,000		3,200,000
11/1/2032	3,200,000	5.50%	88,000	3,288,000	3,376,000	-
Total	\$ 3,200,000		\$ 2,376,000	\$ 5,576,000	\$ 5,576,000	

Footnote:

Max annual ds: 176,000

(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 5

RESOLUTION 2019-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Parkland Preserve Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently

revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Parkland Preserve Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$1,279,129 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$276,895</u>
DEBT SERVICE FUND – 2019A	<u>\$815,000</u>
DEBT SERVICE FUND – 2019B	<u>\$187,234</u>
 TOTAL ALL FUNDS	 <u>\$1,279,129</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS DAY OF y8yα4, 2019.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

STATEMENT 1
PROPOSED PARKLAND PRESERVE CDD - PRELIMINARY GENERAL FUND BUDGET (O&M) - FY 2020

	FY 2018 Actual	FY 2019 Adopted	FY 2019 YTD - March 31	FY 2020 Proposed	Variance FY 2019-2020	
I. REVENUE						
O&M ASSESSMENT COLLECTION	\$ 48,065	\$ 293,846	\$ 40,877	\$ 293,846	\$ -	
INTEREST	2	-	2	-	-	
TOTAL REVENUE	48,067	293,846	40,879	293,846	-	
II. EXPENDITURES*						
GENERAL ADMINISTRATIVE						Comment/ Scope of Services
SUPERVISORS COMPENSATION	-	6,000	-	6,000	-	5 supervisors, 12 meetings per fiscal year
PAYROLL TAXES	-	459	-	459	-	7.65% of total payroll
PAYROLL SERVICES	-	349	-	349	-	\$54 per month plus \$25 EOY
MANAGEMENT CONSULTING SERVICES	13,667	30,000	15,000	30,000	-	Financial reporting, assessments, accounting/bookkeeping: A/P, A/R, public records, plan & organize Board activity
ADMINISTRATIVE SERVICES	-	1,500	750	1,500	-	General expenditures for CDD backoffice operations
CONSTRUCTION ACCOUNTING	-	10,000	-	10,000	-	
BANK FEES	34	100	56	100	-	Bank United fee
MISCELLANEOUS, ALLOWANCE, CONTINGENCY	4,500	250	-	250	-	
AUDITING SERVICES	-	3,500	-	3,500	-	
REGULATORY AND PERMIT FEES	-	175	-	175	-	
LEGAL ADVERTISEMENTS	13,255	2,500	3,110	2,500	-	
ENGINEERING SERVICES	-	7,500	-	7,500	-	
LEGAL SERVICES	12,430	25,000	17,580	25,000	-	
WEBSITE HOSTING	497	720	480	720	-	
TOTAL GENERAL ADMINISTRATIVE	44,383	88,053	36,976	88,053	-	
INSURANCE						
INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	2,096	5,500	2,550	5,500	-	General Liability and Public Officials, Property and Casualty
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-	5,000	-	5,000	-	for 2 bonds
TRUSTEE FEES	-	8,700	-	8,700	-	for 2 bonds
ARBITRAGE	-	1,250	-	1,250	-	Arbitrage reporting fee
TOTAL DEBT ADMINISTRATION	-	14,950	-	14,950	-	
PHYSICAL ENVIRONMENT EXPENDITURES:						
FIELD MANAGER	-	4,800	-	4,800	-	oversee landscape and amenity vendors, inspection services (assumes 6 months)
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	-	8,500	-	
WATER (County)	-	7,000	-	7,000	-	
LANDSCAPING MAINTENANCE	-	60,000	-	60,000	-	all phases, assumes 500k sq.ft of landscape area (general services, turf care, mulch and flowers), \$36k for mow, blow, vert and chem. (250mo/ac)
LANDSCAPE REPLENISHMENT	-	5,000	-	5,000	-	all phases as needed
IRRIGATION MAINTENANCE	-	7,000	-	7,000	-	all phases, assumes 500k sq.ft of landscape area, assumes partial year for FY 2019, 6 months
NPDES	-	6,300	-	6,300	-	Monthly inspection (weekly)-\$450 plus additional rain event inspections at \$75 per month of CDD property. Assumes one year
PET WASTE REMOVAL	-	1,110	-	1,110	-	\$185 per month for 6 months
POWER SWEEP	-	1,000	-	1,000	-	
STORMWATER DRAINAGE	-	7,500	-	7,500	-	Storm drain clean out on CDD property
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	-	4,000	-	4,000	-	Assumes partial year of 6 months
POND MOWING	-	4,363	-	4,363	-	\$1,175 per pond (7 ponds) plus \$500 for misc., assumes partial year of 6 months
FIELD CONTINGENCY	-	25,000	-	51,819	26,819	Streetlights (70 lights), and other unknown maintenance items.
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	141,573	-	168,392	26,819	
TOTAL EXPENDITURES*	46,479	250,076	39,526	276,895	26,819	A
III. O&M ASSESSMENT ALLOCATION						
Total lots in CDD**	367	367	367	395	28	B
Total O&M per lot per year, preliminary estimate	\$ 127	\$ 681	\$ 108	\$ 701	\$ 20	A/B

Footnote:

*All other operations and maintenance expenditures for physical assets (e.g. pool, amenity center, public ROW, ponds, storm water management system, roads, etc) owned by the CDD are to be maintained by HOA.

** Assuming Parcel 14 is annexed in the CDD.

STATEMENT 2
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 815,000
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(32,600)
TOTAL REVENUE	782,400
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	16,300
INTEREST EXPENSE	
May 1, 2020	299,284
November 1, 2020	299,284
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	614,869
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	167,531
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 167,531

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 11,485,000	\$ 766,100	\$ 1,939.49	\$ 2,063
Total	395	\$ 11,485,000	\$ 766,100		

Total Gross Assessment \$ 815,000

STATEMENT 3
PARKLAND PRESERVE CDD
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						11,485,000
11/1/2019		4.50%	299,284	299,284	299,284	11,485,000
5/1/2020	-	4.50%	299,284	299,284		11,485,000
11/1/2020	-	4.50%	299,284	299,284	598,569	11,485,000
5/1/2021	170,000	4.50%	299,284	469,284		11,315,000
11/1/2021	-	4.50%	295,459	295,459	764,744	11,315,000
5/1/2022	175,000	4.50%	295,459	470,459		11,140,000
11/1/2022		4.50%	291,522	291,522	761,981	11,140,000
5/1/2023	185,000	4.50%	291,522	476,522		10,955,000
11/1/2023		4.50%	287,359	287,359	763,881	10,955,000
5/1/2024	195,000	4.50%	287,359	482,359		10,760,000
11/1/2024		4.50%	282,972	282,972	765,331	10,760,000
5/1/2025	205,000	4.75%	282,972	487,972		10,555,000
11/1/2025		4.75%	278,103	278,103	766,075	10,555,000
5/1/2026	215,000	4.75%	278,103	493,103		10,340,000
11/1/2026		4.75%	272,997	272,997	766,100	10,340,000
5/1/2027	225,000	4.75%	272,997	497,997		10,115,000
11/1/2027		4.75%	267,653	267,653	765,650	10,115,000
5/1/2028	235,000	4.75%	267,653	502,653		9,880,000
11/1/2028		4.75%	262,072	262,072	764,725	9,880,000
5/1/2029	245,000	4.75%	262,072	507,072		9,635,000
11/1/2029		4.75%	256,253	256,253	763,325	9,635,000
5/1/2030	255,000	4.75%	256,253	511,253		9,380,000
11/1/2030		4.75%	250,197	250,197	761,450	9,380,000
5/1/2031	270,000	5.25%	250,197	520,197		9,110,000
11/1/2031		5.25%	243,109	243,109	763,306	9,110,000
5/1/2032	285,000	5.25%	243,109	528,109		8,825,000
11/1/2032		5.25%	235,628	235,628	763,738	8,825,000
5/1/2033	300,000	5.25%	235,628	535,628		8,525,000
11/1/2033		5.25%	227,753	227,753	763,381	8,525,000
5/1/2034	315,000	5.25%	227,753	542,753		8,210,000
11/1/2034		5.25%	219,484	219,484	762,238	8,210,000
5/1/2035	335,000	5.25%	219,484	554,484		7,875,000
11/1/2035		5.25%	210,691	210,691	765,175	7,875,000
5/1/2036	350,000	5.25%	210,691	560,691		7,525,000
11/1/2036		5.25%	201,503	201,503	762,194	7,525,000
5/1/2037	370,000	5.25%	201,503	571,503		7,155,000
11/1/2037		5.25%	191,791	191,791	763,294	7,155,000
5/1/2038	390,000	5.25%	191,791	581,791		6,765,000
11/1/2038		5.25%	181,553	181,553	763,344	6,765,000
5/1/2039	410,000	5.25%	181,553	591,553		6,355,000
11/1/2039		5.25%	170,791	170,791	762,344	6,355,000
5/1/2040	435,000	5.38%	170,791	605,791		5,920,000
11/1/2040		5.38%	159,100	159,100	764,891	5,920,000
5/1/2041	460,000	5.38%	159,100	619,100		5,460,000
11/1/2041		5.38%	146,738	146,738	765,838	5,460,000
5/1/2042	485,000	5.38%	146,738	631,738		4,975,000
11/1/2042		5.38%	133,703	133,703	765,441	4,975,000
5/1/2043	510,000	5.38%	133,703	643,703		4,465,000
11/1/2043		5.38%	119,997	119,997	763,700	4,465,000
5/1/2044	540,000	5.38%	119,997	659,997		3,925,000
11/1/2044		5.38%	105,484	105,484	765,481	3,925,000
5/1/2045	570,000	5.38%	105,484	675,484		3,355,000
11/1/2045		5.38%	90,166	90,166	765,650	3,355,000
5/1/2046	600,000	5.38%	90,166	690,166		2,755,000
11/1/2046		5.38%	74,041	74,041	764,206	2,755,000
5/1/2047	635,000	5.38%	74,041	709,041		2,120,000
11/1/2047	-	5.38%	56,975	56,975	766,016	2,120,000
5/1/2048	670,000	5.38%	56,975	726,975		1,450,000
11/1/2048	-	5.38%	38,969	38,969	765,944	1,450,000
5/1/2049	705,000	5.38%	38,969	743,969		745,000
11/1/2049	-	5.38%	20,022	20,022	763,991	745,000
5/1/2050	745,000	5.38%	20,022	765,022		-
11/1/2050	-	5.38%	-	-	765,022	-
Total	\$ 11,485,000		\$ 12,341,306	\$ 23,826,306	\$ 23,826,306	

Footnote:

Max annual ds: 766,100

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 4
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 187,234
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(7,489)
TOTAL REVENUE	179,745
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	3,745
INTEREST EXPENSE	
May 1, 2020	88,000
November 1, 2020	88,000
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	179,745
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ -

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 3,200,000	\$ 176,000	\$ 445.57	\$ 474
Total	395	\$ 3,200,000	\$ 176,000		

Total Gross Assessment \$ 187,234

STATEMENT 5
PARKLAND PRESERVE CDD
\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						3,200,000
11/1/2019		5.50%	88,000	88,000	88,000	3,200,000
5/1/2020		5.50%	88,000	88,000		3,200,000
11/1/2020		5.50%	88,000	88,000	176,000	3,200,000
5/1/2021		5.50%	88,000	88,000		3,200,000
11/1/2021		5.50%	88,000	88,000	176,000	3,200,000
5/1/2022		5.50%	88,000	88,000		3,200,000
11/1/2022		5.50%	88,000	88,000	176,000	3,200,000
5/1/2023		5.50%	88,000	88,000		3,200,000
11/1/2023		5.50%	88,000	88,000	176,000	3,200,000
5/1/2024		5.50%	88,000	88,000		3,200,000
11/1/2024		5.50%	88,000	88,000	176,000	3,200,000
5/1/2025		5.50%	88,000	88,000		3,200,000
11/1/2025		5.50%	88,000	88,000	176,000	3,200,000
5/1/2026		5.50%	88,000	88,000		3,200,000
11/1/2026		5.50%	88,000	88,000	176,000	3,200,000
5/1/2027		5.50%	88,000	88,000		3,200,000
11/1/2027		5.50%	88,000	88,000	176,000	3,200,000
5/1/2028		5.50%	88,000	88,000		3,200,000
11/1/2028		5.50%	88,000	88,000	176,000	3,200,000
5/1/2029		5.50%	88,000	88,000		3,200,000
11/1/2029		5.50%	88,000	88,000	176,000	3,200,000
5/1/2030		5.50%	88,000	88,000		3,200,000
11/1/2030		5.50%	88,000	88,000	176,000	3,200,000
5/1/2031		5.50%	88,000	88,000		3,200,000
11/1/2031		5.50%	88,000	88,000	176,000	3,200,000
5/1/2032		5.50%	88,000	88,000		3,200,000
11/1/2032	3,200,000	5.50%	88,000	3,288,000	3,376,000	-
Total	\$ 3,200,000		\$ 2,376,000	\$ 5,576,000	\$ 5,576,000	

Footnote:

Max annual ds: 176,000

(a) Data herein for the CDD's budgetary process purposes only.

FISCAL YEAR 2020 DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into the ____ day of _____, 2019, by and between:

Parkland Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is c/o DPGF Management & Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("**District**"); and

NGMB Properties, LLC, a Florida limited liability company, the owner and primary developer of lands within the boundary of the District, whose address is 1478 Riverplace Boulevard, Suite 1808, Jacksonville, Florida 32207 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2020 ("**FY 2020**") and has levied special assessments ("**O&M Assessments**") to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay the O&M Assessments levied on its properties, and additionally to fund any portion ("**O&M Deficit**") of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2020, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget;

provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

To the extent permitted by law, and subject to completing any necessary lawful process, the District may elect in its sole discretion to levy and impose special assessments as part of the next annual budget cycle and thereby reimburse the Developer for any funds provided by the Developer pursuant to this Agreement. Any such reimbursement shall be made within 30 days after the District's receipt of the special assessment monies. In the event that the District does not elect as part of its next annual budget cycle to reimburse the Developer for any payments made hereunder, then the District shall not have any reimbursement obligation under this Agreement whatsoever.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action

under this Agreement shall be in a state circuit court of competent jurisdiction in and for St. Johns County, Florida.

10. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: Mohammad Bataineh

Its: Chairman

NGMB PROPERTIES, LLC,
a Florida limited liability company

By: Michael Balanky

Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

STATEMENT 2
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 815,000
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(32,600)
TOTAL REVENUE	782,400
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	16,300
INTEREST EXPENSE	
May 1, 2020	299,284
November 1, 2020	299,284
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	614,869
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	167,531
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 167,531

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 11,485,000	\$ 766,100	\$ 1,939.49	\$ 2,063
Total	395	\$ 11,485,000	\$ 766,100		

Total Gross Assessment \$ 815,000

STATEMENT 3
PARKLAND PRESERVE CDD
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
5/31/2019						11,485,000
11/1/2019		4.50%	299,284	299,284	299,284	11,485,000
5/1/2020	-	4.50%	299,284	299,284		11,485,000
11/1/2020	-	4.50%	299,284	299,284	598,569	11,485,000
5/1/2021	170,000	4.50%	299,284	469,284		11,315,000
11/1/2021	-	4.50%	295,459	295,459	764,744	11,315,000
5/1/2022	175,000	4.50%	295,459	470,459		11,140,000
11/1/2022		4.50%	291,522	291,522	761,981	11,140,000
5/1/2023	185,000	4.50%	291,522	476,522		10,955,000
11/1/2023		4.50%	287,359	287,359	763,881	10,955,000
5/1/2024	195,000	4.50%	287,359	482,359		10,760,000
11/1/2024		4.50%	282,972	282,972	765,331	10,760,000
5/1/2025	205,000	4.75%	282,972	487,972		10,555,000
11/1/2025		4.75%	278,103	278,103	766,075	10,555,000
5/1/2026	215,000	4.75%	278,103	493,103		10,340,000
11/1/2026		4.75%	272,997	272,997	766,100	10,340,000
5/1/2027	225,000	4.75%	272,997	497,997		10,115,000
11/1/2027		4.75%	267,653	267,653	765,650	10,115,000
5/1/2028	235,000	4.75%	267,653	502,653		9,880,000
11/1/2028		4.75%	262,072	262,072	764,725	9,880,000
5/1/2029	245,000	4.75%	262,072	507,072		9,635,000
11/1/2029		4.75%	256,253	256,253	763,325	9,635,000
5/1/2030	255,000	4.75%	256,253	511,253		9,380,000
11/1/2030		4.75%	250,197	250,197	761,450	9,380,000
5/1/2031	270,000	5.25%	250,197	520,197		9,110,000
11/1/2031		5.25%	243,109	243,109	763,306	9,110,000
5/1/2032	285,000	5.25%	243,109	528,109		8,825,000
11/1/2032		5.25%	235,628	235,628	763,738	8,825,000
5/1/2033	300,000	5.25%	235,628	535,628		8,525,000
11/1/2033		5.25%	227,753	227,753	763,381	8,525,000
5/1/2034	315,000	5.25%	227,753	542,753		8,210,000
11/1/2034		5.25%	219,484	219,484	762,238	8,210,000
5/1/2035	335,000	5.25%	219,484	554,484		7,875,000
11/1/2035		5.25%	210,691	210,691	765,175	7,875,000
5/1/2036	350,000	5.25%	210,691	560,691		7,525,000
11/1/2036		5.25%	201,503	201,503	762,194	7,525,000
5/1/2037	370,000	5.25%	201,503	571,503		7,155,000
11/1/2037		5.25%	191,791	191,791	763,294	7,155,000
5/1/2038	390,000	5.25%	191,791	581,791		6,765,000
11/1/2038		5.25%	181,553	181,553	763,344	6,765,000
5/1/2039	410,000	5.25%	181,553	591,553		6,355,000
11/1/2039		5.25%	170,791	170,791	762,344	6,355,000
5/1/2040	435,000	5.38%	170,791	605,791		5,920,000
11/1/2040		5.38%	159,100	159,100	764,891	5,920,000
5/1/2041	460,000	5.38%	159,100	619,100		5,460,000
11/1/2041		5.38%	146,738	146,738	765,838	5,460,000
5/1/2042	485,000	5.38%	146,738	631,738		4,975,000
11/1/2042		5.38%	133,703	133,703	765,441	4,975,000
5/1/2043	510,000	5.38%	133,703	643,703		4,465,000
11/1/2043		5.38%	119,997	119,997	763,700	4,465,000
5/1/2044	540,000	5.38%	119,997	659,997		3,925,000
11/1/2044		5.38%	105,484	105,484	765,481	3,925,000
5/1/2045	570,000	5.38%	105,484	675,484		3,355,000
11/1/2045		5.38%	90,166	90,166	765,650	3,355,000
5/1/2046	600,000	5.38%	90,166	690,166		2,755,000
11/1/2046		5.38%	74,041	74,041	764,206	2,755,000
5/1/2047	635,000	5.38%	74,041	709,041		2,120,000
11/1/2047	-	5.38%	56,975	56,975	766,016	2,120,000
5/1/2048	670,000	5.38%	56,975	726,975		1,450,000
11/1/2048	-	5.38%	38,969	38,969	765,944	1,450,000
5/1/2049	705,000	5.38%	38,969	743,969		745,000
11/1/2049	-	5.38%	20,022	20,022	763,991	745,000
5/1/2050	745,000	5.38%	20,022	765,022		-
11/1/2050	-	5.38%	-	-	765,022	-
Total	\$ 11,485,000		\$ 12,341,306	\$ 23,826,306	\$ 23,826,306	

Footnote:

Max annual ds: 766,100

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 4
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 187,234
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(7,489)
TOTAL REVENUE	179,745
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	3,745
INTEREST EXPENSE	
May 1, 2020	88,000
November 1, 2020	88,000
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	179,745
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ -

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 3,200,000	\$ 176,000	\$ 445.57	\$ 474
Total	395	\$ 3,200,000	\$ 176,000		

Total Gross Assessment \$ 187,234

STATEMENT 5
PARKLAND PRESERVE CDD
\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						3,200,000
11/1/2019		5.50%	88,000	88,000	88,000	3,200,000
5/1/2020		5.50%	88,000	88,000		3,200,000
11/1/2020		5.50%	88,000	88,000	176,000	3,200,000
5/1/2021		5.50%	88,000	88,000		3,200,000
11/1/2021		5.50%	88,000	88,000	176,000	3,200,000
5/1/2022		5.50%	88,000	88,000		3,200,000
11/1/2022		5.50%	88,000	88,000	176,000	3,200,000
5/1/2023		5.50%	88,000	88,000		3,200,000
11/1/2023		5.50%	88,000	88,000	176,000	3,200,000
5/1/2024		5.50%	88,000	88,000		3,200,000
11/1/2024		5.50%	88,000	88,000	176,000	3,200,000
5/1/2025		5.50%	88,000	88,000		3,200,000
11/1/2025		5.50%	88,000	88,000	176,000	3,200,000
5/1/2026		5.50%	88,000	88,000		3,200,000
11/1/2026		5.50%	88,000	88,000	176,000	3,200,000
5/1/2027		5.50%	88,000	88,000		3,200,000
11/1/2027		5.50%	88,000	88,000	176,000	3,200,000
5/1/2028		5.50%	88,000	88,000		3,200,000
11/1/2028		5.50%	88,000	88,000	176,000	3,200,000
5/1/2029		5.50%	88,000	88,000		3,200,000
11/1/2029		5.50%	88,000	88,000	176,000	3,200,000
5/1/2030		5.50%	88,000	88,000		3,200,000
11/1/2030		5.50%	88,000	88,000	176,000	3,200,000
5/1/2031		5.50%	88,000	88,000		3,200,000
11/1/2031		5.50%	88,000	88,000	176,000	3,200,000
5/1/2032		5.50%	88,000	88,000		3,200,000
11/1/2032	3,200,000	5.50%	88,000	3,288,000	3,376,000	-
Total	\$ 3,200,000		\$ 2,376,000	\$ 5,576,000	\$ 5,576,000	

Footnote:

Max annual ds: 176,000

(a) Data herein for the CDD's budgetary process purposes only.

Parkland Preserve
FY2020 Proposed Assessment Roll

Parcel ID	Location Address	District	Owner Name	Mailing Address	Mailing Address 2	Physical Address	Neighborhood	Tax Description*	Property Use Code	Sec/Tax/Rat	Millage Rate	Area(sq)
270300020	PARKLAND TRL	Parkland Preserve Community Development District (District 332)	Nash Properties LLC	1478 RIVER PLACE BLVD STE 1808	JACKSONVILLE, FL 32207-0000	SAINT AUGUSTINE 32095-0000	M&B MA2 G5 (DEV) (4250.69)	2-2 PTS OF SEC 2 3 10 & 11 LYING E OF 195 & W OF BANNON LAKES SUB (BEING NORTHEAST QUADRANT PARCELS PARCELS 1-8 & 13) OR 4452/530	Acreage Not Zoned Agricultural (0900)	11/6/2028	14.1233	267.62

EXHIBIT 6

RESOLUTION 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkland Preserve Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the assessments; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, as well as debt service special assessments imposed for the Special Assessment Bonds, Series 2019B, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."**

- a. Debt service special assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 100% by October 15, 2020.
- b. Operations and maintenance special assessments imposed on sold lands and directly collected by the District are due within 30 days of issuance of an estoppel letter in connection with the sale.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 26th day of AUGUST, 2019.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Direct Collect)

STATEMENT 1
PROPOSED PARKLAND PRESERVE CDD - PRELIMINARY GENERAL FUND BUDGET (O&M) - FY 2020

	FY 2018 Actual	FY 2019 Adopted	FY 2019 YTD - March 31	FY 2020 Proposed	Variance FY 2019-2020	
I. REVENUE						
O&M ASSESSMENT COLLECTION	\$ 48,065	\$ 293,846	\$ 40,877	\$ 293,846	\$ -	
INTEREST	2	-	2	-	-	
TOTAL REVENUE	48,067	293,846	40,879	293,846	-	
II. EXPENDITURES*						
GENERAL ADMINISTRATIVE						Comment/ Scope of Services
SUPERVISORS COMPENSATION	-	6,000	-	6,000	-	5 supervisors, 12 meetings per fiscal year
PAYROLL TAXES	-	459	-	459	-	7.65% of total payroll
PAYROLL SERVICES	-	349	-	349	-	\$54 per month plus \$25 EOY
MANAGEMENT CONSULTING SERVICES	13,667	30,000	15,000	30,000	-	Financial reporting, assessments, accounting/bookkeeping: A/P, A/R, public records, plan & organize Board activity
ADMINISTRATIVE SERVICES	-	1,500	750	1,500	-	General expenditures for CDD backoffice operations
CONSTRUCTION ACCOUNTING	-	10,000	-	10,000	-	
BANK FEES	34	100	56	100	-	Bank United fee
MISCELLANEOUS, ALLOWANCE, CONTINGENCY	4,500	250	-	250	-	
AUDITING SERVICES	-	3,500	-	3,500	-	
REGULATORY AND PERMIT FEES	-	175	-	175	-	
LEGAL ADVERTISEMENTS	13,255	2,500	3,110	2,500	-	
ENGINEERING SERVICES	-	7,500	-	7,500	-	
LEGAL SERVICES	12,430	25,000	17,580	25,000	-	
WEBSITE HOSTING	497	720	480	720	-	
TOTAL GENERAL ADMINISTRATIVE	44,383	88,053	36,976	88,053	-	
INSURANCE						
INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	2,096	5,500	2,550	5,500	-	General Liability and Public Officials, Property and Casualty
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-	5,000	-	5,000	-	for 2 bonds
TRUSTEE FEES	-	8,700	-	8,700	-	for 2 bonds
ARBITRAGE	-	1,250	-	1,250	-	Arbitrage reporting fee
TOTAL DEBT ADMINISTRATION	-	14,950	-	14,950	-	
PHYSICAL ENVIRONMENT EXPENDITURES:						
FIELD MANAGER	-	4,800	-	4,800	-	oversee landscape and amenity vendors, inspection services (assumes 6 months)
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	-	8,500	-	
WATER (County)	-	7,000	-	7,000	-	
LANDSCAPING MAINTENANCE	-	60,000	-	60,000	-	all phases, assumes 500k sq.ft of landscape area (general services, turf care, mulch and flowers), \$36k for mow, blow, vert and chem. (250mo/ac)
LANDSCAPE REPLENISHMENT	-	5,000	-	5,000	-	all phases as needed
IRRIGATION MAINTENANCE	-	7,000	-	7,000	-	all phases, assumes 500k sq.ft of landscape area, assumes partial year for FY 2019, 6 months
NPDES	-	6,300	-	6,300	-	Monthly inspection (weekly)-\$450 plus additional rain event inspections at \$75 per month of CDD property. Assumes one year
PET WASTE REMOVAL	-	1,110	-	1,110	-	\$185 per month for 6 months
POWER SWEEP	-	1,000	-	1,000	-	
STORMWATER DRAINAGE	-	7,500	-	7,500	-	Storm drain clean out on CDD property
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	-	4,000	-	4,000	-	Assumes partial year of 6 months
POND MOWING	-	4,363	-	4,363	-	\$1,175 per pond (7 ponds) plus \$500 for misc., assumes partial year of 6 months
FIELD CONTINGENCY	-	25,000	-	51,819	26,819	Streetlights (70 lights), and other unknown maintenance items.
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	141,573	-	168,392	26,819	
TOTAL EXPENDITURES*	46,479	250,076	39,526	276,895	26,819	A
III. O&M ASSESSMENT ALLOCATION						
Total lots in CDD**	367	367	367	395	28	B
Total O&M per lot per year, preliminary estimate	\$ 127	\$ 681	\$ 108	\$ 701	\$ 20	A/B

Footnote:

*All other operations and maintenance expenditures for physical assets (e.g. pool, amenity center, public ROW, ponds, storm water management system, roads, etc) owned by the CDD are to be maintained by HOA.

** Assuming Parcel 14 is annexed in the CDD.

STATEMENT 2
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 815,000
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(32,600)
TOTAL REVENUE	782,400
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	16,300
INTEREST EXPENSE	
May 1, 2020	299,284
November 1, 2020	299,284
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	614,869
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	167,531
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 167,531

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 11,485,000	\$ 766,100	\$ 1,939.49	\$ 2,063
Total	395	\$ 11,485,000	\$ 766,100		

Total Gross Assessment \$ 815,000

STATEMENT 3
PARKLAND PRESERVE CDD
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						11,485,000
11/1/2019		4.50%	299,284	299,284	299,284	11,485,000
5/1/2020	-	4.50%	299,284	299,284		11,485,000
11/1/2020	-	4.50%	299,284	299,284	598,569	11,485,000
5/1/2021	170,000	4.50%	299,284	469,284		11,315,000
11/1/2021	-	4.50%	295,459	295,459	764,744	11,315,000
5/1/2022	175,000	4.50%	295,459	470,459		11,140,000
11/1/2022		4.50%	291,522	291,522	761,981	11,140,000
5/1/2023	185,000	4.50%	291,522	476,522		10,955,000
11/1/2023		4.50%	287,359	287,359	763,881	10,955,000
5/1/2024	195,000	4.50%	287,359	482,359		10,760,000
11/1/2024		4.50%	282,972	282,972	765,331	10,760,000
5/1/2025	205,000	4.75%	282,972	487,972		10,555,000
11/1/2025		4.75%	278,103	278,103	766,075	10,555,000
5/1/2026	215,000	4.75%	278,103	493,103		10,340,000
11/1/2026		4.75%	272,997	272,997	766,100	10,340,000
5/1/2027	225,000	4.75%	272,997	497,997		10,115,000
11/1/2027		4.75%	267,653	267,653	765,650	10,115,000
5/1/2028	235,000	4.75%	267,653	502,653		9,880,000
11/1/2028		4.75%	262,072	262,072	764,725	9,880,000
5/1/2029	245,000	4.75%	262,072	507,072		9,635,000
11/1/2029		4.75%	256,253	256,253	763,325	9,635,000
5/1/2030	255,000	4.75%	256,253	511,253		9,380,000
11/1/2030		4.75%	250,197	250,197	761,450	9,380,000
5/1/2031	270,000	5.25%	250,197	520,197		9,110,000
11/1/2031		5.25%	243,109	243,109	763,306	9,110,000
5/1/2032	285,000	5.25%	243,109	528,109		8,825,000
11/1/2032		5.25%	235,628	235,628	763,738	8,825,000
5/1/2033	300,000	5.25%	235,628	535,628		8,525,000
11/1/2033		5.25%	227,753	227,753	763,381	8,525,000
5/1/2034	315,000	5.25%	227,753	542,753		8,210,000
11/1/2034		5.25%	219,484	219,484	762,238	8,210,000
5/1/2035	335,000	5.25%	219,484	554,484		7,875,000
11/1/2035		5.25%	210,691	210,691	765,175	7,875,000
5/1/2036	350,000	5.25%	210,691	560,691		7,525,000
11/1/2036		5.25%	201,503	201,503	762,194	7,525,000
5/1/2037	370,000	5.25%	201,503	571,503		7,155,000
11/1/2037		5.25%	191,791	191,791	763,294	7,155,000
5/1/2038	390,000	5.25%	191,791	581,791		6,765,000
11/1/2038		5.25%	181,553	181,553	763,344	6,765,000
5/1/2039	410,000	5.25%	181,553	591,553		6,355,000
11/1/2039		5.25%	170,791	170,791	762,344	6,355,000
5/1/2040	435,000	5.38%	170,791	605,791		5,920,000
11/1/2040		5.38%	159,100	159,100	764,891	5,920,000
5/1/2041	460,000	5.38%	159,100	619,100		5,460,000
11/1/2041		5.38%	146,738	146,738	765,838	5,460,000
5/1/2042	485,000	5.38%	146,738	631,738		4,975,000
11/1/2042		5.38%	133,703	133,703	765,441	4,975,000
5/1/2043	510,000	5.38%	133,703	643,703		4,465,000
11/1/2043		5.38%	119,997	119,997	763,700	4,465,000
5/1/2044	540,000	5.38%	119,997	659,997		3,925,000
11/1/2044		5.38%	105,484	105,484	765,481	3,925,000
5/1/2045	570,000	5.38%	105,484	675,484		3,355,000
11/1/2045		5.38%	90,166	90,166	765,650	3,355,000
5/1/2046	600,000	5.38%	90,166	690,166		2,755,000
11/1/2046		5.38%	74,041	74,041	764,206	2,755,000
5/1/2047	635,000	5.38%	74,041	709,041		2,120,000
11/1/2047	-	5.38%	56,975	56,975	766,016	2,120,000
5/1/2048	670,000	5.38%	56,975	726,975		1,450,000
11/1/2048	-	5.38%	38,969	38,969	765,944	1,450,000
5/1/2049	705,000	5.38%	38,969	743,969		745,000
11/1/2049	-	5.38%	20,022	20,022	763,991	745,000
5/1/2050	745,000	5.38%	20,022	765,022		-
11/1/2050	-	5.38%	-	-	765,022	-
Total	\$ 11,485,000		\$ 12,341,306	\$ 23,826,306	\$ 23,826,306	

Footnote:

Max annual ds: 766,100

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 4
PARKLAND PRESERVE
\$11,485,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (GROSS)	\$ 187,234
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
LESS: DISCOUNT ASSESSMENTS	(7,489)
TOTAL REVENUE	179,745
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	3,745
INTEREST EXPENSE	
May 1, 2020	88,000
November 1, 2020	88,000
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 1, 2020	-
TOTAL EXPENDITURES	179,745
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ -

Lot Type	Units	Total Par	MADS, net	MADS/Unit	Gross Assmt. / Unit
Platted Lot	395	\$ 3,200,000	\$ 176,000	\$ 445.57	\$ 474
Total	395	\$ 3,200,000	\$ 176,000		

Total Gross Assessment \$ 187,234

STATEMENT 5
PARKLAND PRESERVE CDD
\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/31/2019						3,200,000
11/1/2019		5.50%	88,000	88,000	88,000	3,200,000
5/1/2020		5.50%	88,000	88,000		3,200,000
11/1/2020		5.50%	88,000	88,000	176,000	3,200,000
5/1/2021		5.50%	88,000	88,000		3,200,000
11/1/2021		5.50%	88,000	88,000	176,000	3,200,000
5/1/2022		5.50%	88,000	88,000		3,200,000
11/1/2022		5.50%	88,000	88,000	176,000	3,200,000
5/1/2023		5.50%	88,000	88,000		3,200,000
11/1/2023		5.50%	88,000	88,000	176,000	3,200,000
5/1/2024		5.50%	88,000	88,000		3,200,000
11/1/2024		5.50%	88,000	88,000	176,000	3,200,000
5/1/2025		5.50%	88,000	88,000		3,200,000
11/1/2025		5.50%	88,000	88,000	176,000	3,200,000
5/1/2026		5.50%	88,000	88,000		3,200,000
11/1/2026		5.50%	88,000	88,000	176,000	3,200,000
5/1/2027		5.50%	88,000	88,000		3,200,000
11/1/2027		5.50%	88,000	88,000	176,000	3,200,000
5/1/2028		5.50%	88,000	88,000		3,200,000
11/1/2028		5.50%	88,000	88,000	176,000	3,200,000
5/1/2029		5.50%	88,000	88,000		3,200,000
11/1/2029		5.50%	88,000	88,000	176,000	3,200,000
5/1/2030		5.50%	88,000	88,000		3,200,000
11/1/2030		5.50%	88,000	88,000	176,000	3,200,000
5/1/2031		5.50%	88,000	88,000		3,200,000
11/1/2031		5.50%	88,000	88,000	176,000	3,200,000
5/1/2032		5.50%	88,000	88,000		3,200,000
11/1/2032	3,200,000	5.50%	88,000	3,288,000	3,376,000	-
Total	\$ 3,200,000		\$ 2,376,000	\$ 5,576,000	\$ 5,576,000	

Footnote:

Max annual ds: 176,000

(a) Data herein for the CDD's budgetary process purposes only.

Parkland Preserve
FY2020 Proposed Assessment Roll

Parcel ID	Location Address	District	Owner Name	Mailing Address	Mailing Address 2	Physical Address	Neighborhood	Tax Description*	Property Use Code	Sec/Tax/Rat	Millage Rate	Area(sq)
270300020	PARKLAND TRL	Parkland Preserve Community Development District (District 332)	Nash Properties LLC	1478 RIVER PLACE BLVD STE 1808	JACKSONVILLE, FL 32207-0000	SAINT AUGUSTINE 32095-0000	M&B MA2 G5 (DEV) (4250.69)	2-2 PTS OF SEC 2 3 10 & 11 LYING E OF 195 & W OF BANNON LAKES SUB (BEING NORTHEAST QUADRANT PARCELS PARCELS 1-8 & 13) OR 4452/530	Acreage Not Zoned Agricultural (0900)	11/6/2028	14.1233	267.62

EXHIBIT 7

PARKLAND PRESERVE CONTRACT ANALYSIS - July

Contract	Amount	Board Approved/Notes
Original Contract - Jr. Davis	\$ 11,325,555.00	
Change Order 1 - Excavation & Bury Unsuitable	\$ 10,952.50	
Change Order 2	\$ -	
Change Order 3	\$ -	
	\$ 10,952.50	
Total Contract TO Date	\$ 11,336,507.50	

Change Order 01

PARKLAND PRESERVE CDD
250 International Pkwy, Ste. 280
Lake Mary, FL 32746

Distribution

- ☐ PARKLAND PRESERVE
☐
☐ Office ☐ Field
☐ Other

Job: PARKLAND PRESERVE
1989-

Contract Number: 1989- PARKLAND PRESERVE

Change Order #: CO1: RCO1 UNSUITABLES REMOVAL & DISPOSAL

To (Contractor): Jr. Davis Construction Co., Inc.
210 S. Hoagland Blvd
Kissimmee, FL 34741

Change Order Date: 07/03/19

Change Order Page: 1

You are directed to make the following changes in this Contract:

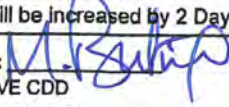
C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
6000	6000	1.000	.LS	CO1: RCO1 General Conditions	775.00000	775.00
6010	6010	3,450.000	CY	CO1: RCO1 Excavation & Bury Unsuitat	2.95000	10,177.50
Total for Change Order		01				10,962.50

Not valid until signed by both the Owner and Architect. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.


The original Contract Sum was	11,325,555.00
The net change by previously authorized Change Orders was	0.00
The Contract Sum prior to this Change Order was	11,325,555.00
The Contract Sum will be increased by this Change Order	10,962.50
The new Contract Sum will be	11,336,507.50

Contracts Days Increased By 2 Days

The Contract time will be increased by 2 Days, which makes the new completion date as of this Change Order 2/1/2021

Authorized By Owner: 
PARKLAND PRESERVE CDD
250 International Pkwy, Ste. 280
Lake Mary, FL 32746

Accepted By Contractor: 
Jr. Davis Construction Co., Inc.
210 S. Hoagland Blvd
Kissimmee, FL 34741

Engineer: 
Kimley Horn
12740 Gran Bay Pkwy., Suite 2350
Jacksonville, FL 32258

Parkland Preserve Unsuitable Removal & Disposal



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 South Hoagland Boulevard

Kissimmee, FL, 34741

Contact: Jimbo Bjorkland

Phone: 407-870-0066

HCSS: 1989RC001

Quote To: Mike Balanky
Chase Properties

Proposal Date: 7/2/19

Added Contract Day: 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	General Conditions	1.00	LS	775.00	775.00
120	Excavation & Bury Unsuitables	3,450.00	CY	2.95	10,177.50
GRAND TOTAL					\$10,952.50

NOTES:

This Proposal is for the removal and disposal of unsuitable material from the Parkland Preserve lots # 137 - 175

All items shown on this proposal were not included in the original contract.

ACCEPTANCE OF PROPOSAL:

Through affixing of signature the executing party represents that as agent or representative of the contracting party/owner, he/she is duly empowered to request and authorize Jr. Davis Construction to perform Change Order / Extra Work. The signer further attests that through executing this document it is willfully and knowingly binding the party it represents to the pricing and all notes and clarifications stated herein.

Company Name: _____

Accepted By: [Signature]
Authorized Representatives' Signature

Date: _____

Printed Name: _____

Accepted By: J Bjorkland
Jr. Davis Project Manager Signature

Date: 7/3/19

Printed Name: J Bjorkland

Accepted By: [Signature]
Jr. Davis Operations Manager Signature

Date: 7/3/19

Printed Name: Bill Keck

2019A ACQ CONST ACCT 6519498400

Req. #	Vendor	Date Received	Invoice Date	Invoice Total	Date Created	QB	Email to NGMB	District Chairman (Mohammad Bataineh)	District Engineer	Sent to Bank
2019-01	Trez Forman	6/17/2019	6/17/2019	\$ 300,000.00	6/17/2019	6/17/2019	6/17/2019	6/17/2019	6/17/2019	6/17/2019
2019-02	Jr. Davis Construction PA 2	5/31/2019	5/31/2019	\$ 190,684.35	6/3/2019	6/3/2019	6/7/2019	6/7/2019	6/9/2019	6/10/2019
2019-03	Jr. Davis Construction PA 3	7/2/2019	6/28/2019	\$ 298,488.68	7/10/2019	7/10/2019	7/10/2019	7/16/2019	7/15/2019	7/16/2019
2019-04	St. Johns County	7/9/2019	7/3/2019	\$ 39,786.00	7/10/2019	7/10/2019	7/10/2019	7/16/2019	7/15/2019	7/16/2019
2019-05	St. Johns County	8/8/2019	8/6/2019	\$ 2,160.00	8/13/2019	8/13/2019	8/13/2019		8/13/2019	
2019-06	Jr. Davis Construction PA 4	8/5/2019	7/26/2019	\$ 256,193.96	8/13/2019	8/13/2019	8/13/2019		8/16/2019	

Beginning Balance	\$ 8,310,949.86
Interest	\$ -
Total Cash	\$ 8,310,949.86
Amount Executed	\$ (828,959.03)
Bank Balance	\$ 7,481,990.83
Amount Outstanding	\$ (258,353.96)
Balance After Payables	\$ 7,223,636.87

2019B ACQ CONST ACCT 6519248401

Req. #	Vendor	Date Received	Invoice Date	Invoice Total	Date Created	QB	Email to NGMB	District Chairman	District Engineer	Sent to Bank
2019-01	NGMB	6/10/2019	6/10/2019	\$ 66,000.00	6/10/2019		6/10/2019	6/10/2019	6/10/2019	6/14/2019

Beginning Balance	\$ 2,431,114.44
Interest	\$ -
Total Cash	\$ 2,431,114.44
Amount Executed	\$ (66,000.00)
Bank Balance	\$ 2,431,114.44
Amount Outstanding	\$ -
Balance After Payables	\$ 2,431,114.44

EXHIBIT 8

August 26, 2019

Parkland Preserve Community Development District
c/o Patricia Comings-Thibault
District Manager
DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

-and-

NGMB Properties, LLC
1478 Riverplace Boulevard, Suite 1808
Jacksonville, Florida 32207

Re: Letter Agreement for OCP and Excess Liabilities

Dear Patricia,

We are writing in our capacity as project manager pursuant to that certain *Project Management Agreement* dated June 1, 2019, and with respect to an Owners and Contractors Protective Liability Insurance Policy, and Excess Insurance Policy, both attached as **Exhibit A** (together, "**Insurance Policies**"). In particular, we are recommending that the Parkland Preserve Community Development District ("**CDD**") obtain the Insurance Policies to provide an additional level of protection to the CDD in connection with the underlying site-work and amenity construction that the CDD is and/or will soon be undertaking.

Importantly, the Insurance Policies would include, as named parties, the CDD, NGMB Properties, LLC ("**NGMB**") and NGMB's lender. As between the CDD and NGMB, any insurance proceeds relating to the CDD's improvement plan would be paid to the CDD, and any insurance proceeds relating to lot development would be paid to NGMB. (NGMB's lender would be junior to the CDD pursuant to that certain *Collateral Assignment Agreement (2019 Bonds)*.)

Further, we are recommending that the premium for the Insurance Policies be split as between NGMB and the CDD because the Insurance Policies applies to development of all lands within the CDD, including lands on which private lots are being developed, and lands on which the CDD is constructing public improvements. Accordingly, NGMB will be responsible for \$_____ of the OCP policy premium, with the CDD paying the balance of \$_____.

The parties anticipate that, upon platting of lands within the CDD, the CDD will shortly thereafter acquire fee title to certain lands within the boundaries of the CDD, with NGMB retaining title to lands that will be developed into lots. At that point, the parties anticipate that the CDD may seek to

cancel and/or amend the Insurance Policies and/or obtain its own property insurance to just apply to the CDD's lands, and would be refunded its pro-rata share of any paid premium.

If the CDD and NGMB would like to move forward with purchasing the Insurance Policies, as outlined above, please have the parties execute this letter agreement, and provide for payment of the insurance invoices attached hereto as **Exhibit B**. Thank you for your attention to this matter.

Sincerely,

CHASE PROPERTIES, INC.

By: Michael Balanky
Its: Authorized Representative

Accepted and authorized by:

PARKLAND PRESERVE CDD

NGMB PROPERTIES, LLC

By: Mohammad Bataineh
Chairperson

By: Michael Balanky
Authorized Representative

Exhibit A: Insurance Policies
Exhibit B: Insurance Invoices



Risk Placement Services
Georgia 400 Center
2400 Lakeview Parkway, Suite 675
Alpharetta, GA 30009
Ph: 770-829-3320
Fax 770-730-8410

Date: July 24, 2019

To: AJG - Jacksonville - Risk Mgmt
10199 Southside Blvd., Suite 102
Jacksonville, FL 32256
(888) 418-8301

Dean Friloux

Fax: (904) 520-4491

From: Amanda Ingwell, Inside Broker
Phone: (770) 829-3354, Ext.
Email: Amanda_Ingwell@rpsins.com Fax: 770-730-8410

Re: Insured: NGMB Properties LLC ,
Policy Number: OCP0001900
Effective Date: 8/1/2019
Coverage: Owners' & Contractors' Protective Liability

Comments: Thank you for the order!

Reference #: BK1067159F



Risk Placement Services
Georgia 400 Center
2400 Lakeview Parkway, Suite 675
Alpharetta, GA 30009
Ph: 770-829-3320
Fax: 770-730-8410

CONFIRMATION OF COVERAGE

DATE ISSUED: July 24, 2019

RETAIL PRODUCER: AJG - Jacksonville - Risk Mgmt
10199 Southside Blvd., Suite 102
Jacksonville, FL 32256
Dean Friloux

INSURED: NGMB Properties LLC, ,
1478 Riverplace Blvd Suite 107 C/O Chase Properties
Jacksonville, FL 32207

INSURER: Mt. Hawley Insurance Company
Non-Admitted AM Best Rating: A+ XI

POLICY NO: OCP0001900
COVERAGE: OCP
POLICY PERIOD: 8/1/2019 TO 10/1/2020

<u>PREMIUM:</u>	\$14,031.00	
<u>TRIA PREMIUM:</u>		REJECTED
<u>FEES:</u>		
Carrier Inspection Fee	\$300.00	
<u>TAXES:</u>	\$716.55	Surplus Lines Tax
	\$14.33	Stamping Office Fee
<u>TOTAL:</u>	\$15,061.88	

MEP: 100%

The State Surplus Lines Notice applies only if Insurance Carrier is shown as Non-Admitted in the Proposal Information Section.

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY THE SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

RETAIL PRODUCER COMMISSION: 11.5% Gross Commission: 17.5%

LIMITS / DEDUCTIBLE / TERMS / CONDITIONS / SUBJECTIVITIES:

Quote requirements after binding:

Copy of the portions of the construction contract containing the hold harmless agreement and the insurance requirements for the designated contractor.

Signed copy of RLI/Mt. Hawley owners and contractors protective supplemental application

PAYMENT TERMS:

PREMIUM PAYMENT IS DUE WITHIN TWENTY (20) DAYS FROM EFFECTIVE DATE UNLESS OTHERWISE STIPULATED.

The coverage outlined above may not conform to the terms and conditions you requested. Please check carefully. This document is intended for use as evidence that the insurance, as described herein, has been effected and shall be subject to all terms and conditions of policy(ies) which will be issued and that, in the event of any inconsistency herewith, the terms and provisions of such policy(ies) shall prevail.

If this policy is issued on a Non-Admitted basis, all applicable taxes & fees must be added to the bound premium. Your office is responsible for collecting Surplus Lines taxes & fees (if applicable) from the Insured in addition to completing any required Surplus Lines forms. RPS will remit the applicable taxes and forms to the State. This Policy is subject to the Surplus Lines Laws in your State, therefore you should make every effort to comply with any special provisions and regulations of your State.

- *When requesting a policy change, addition, cancellation, endorsement, etc., you must provide every policy number/coverage to which the request applies.*

Trey Renno, Producer
AUTHORIZED REPRESENTATIVE

INSURED: NGMB Properties LLC
DATE ISSUED: July 24, 2019

Reference #:BK1067159F



Mt. Hawley Insurance Company | Southeast Branch Office
3655 North Point Parkway | Suite 400
Alpharetta, GA 30005
Phone: 770-754-0100 | Fax: 770-754-0111
www.rlicorp.com

July 23, 2019

Trey Renno, Casualty Broker
Risk Placement Services, Inc.
Georgia 400 Center
2400 Lakeview Dr, Suite 675
Alpharetta, GA 30009
Re: NGMB Properties LLC

Thank you for the binder request on the above. General Liability coverage has been bound in Mt. Hawley Insurance Company per the terms below. Please refer to quote dated 05/16/2019 and its revisions, if any, for all applicable terms and exclusions in relation to this binder.

Policy: OCP0001900

Total Advance Premium without Terrorism: \$14,031

Inspection/Audit Fee:	\$300
Total Prem and Fees excluding Terrorism:	\$14,331
Minimum at Audit:	\$14,031

Limits Of Insurance:

\$1,000,000	Each Occurrence
\$2,000,000	Aggregate

Effective Date: 8/1/2019
Expiration Date: 10/1/2020
Commission: 17.5 %

Authority to Issue Certificates of Insurance:

Certificates of Insurance ARE NOT TO BE SENT TO THE COMPANY. The Company does not accept or retain certificates, and we will not notify certificate holders of any interruption, termination or change in coverage. It is the responsibility of the issuing agent/broker to make sure the certificates accurately reflect the policy's terms and conditions. Following are some guidelines to keep in mind:

1. You are to use Acord Certificate of Insurance forms. Any other certificate form must have prior approval from the company underwriter.
2. The named insured on the certificate must be listed exactly as the named insured on the policy. The type of insurance, limits of insurance, policy number, effective date, cancellation terms, etc. must be exactly as those shown on the policy.
3. No additional insureds are to be shown on the certificate unless they are specifically endorsed to the policy or there is a blanket additional insured endorsement and a written contract in force which requires additional insured status on the policy.
4. No waivers of subrogation are to be shown on the certificate unless the waiver has been specifically endorsed to the policy.

or there is a blanket waiver of subrogation endorsement and a written contract in force which requires a waiver of subrogation on the policy.

5. Any additions, deletions or alterations to the pre-printed wording of the Acord Certificate must have prior written approval from the company underwriter.

6. Special certificates may be considered by the Company on a case-by-case basis. If a special certificate is requested, please be sure to give us full details on the job, including a description of operations, payroll and receipts, duration and contract number. An additional premium charge will apply.

Quote requirements after binding:

Copy of the portions of the construction contract containing the hold harmless agreement and the insurance requirements for the designated contractor.

Subject to satisfactory inspection at the insured's expense, which we will arrange if bound.

In order to bind coverage at the premium quoted (without terrorism) the attached Rejection form must be signed and returned

Signed copy of RLI/Mt. Hawley owners and contractors protective supplemental application

Binding Notes:

Coverage has been bound with a Total Exclusion for ALL Terrorism Acts; no coverage exists for any domestic Terrorism Act or Terrorism as defined in the Terrorism Risk Insurance Act, as amended.

This has been bound in Mt. Hawley Insurance Company, a non-admitted carrier, and you are responsible for the payment of all taxes and fees and the filing of all required documents in connection with this insurance placement. In order for this policy to be issued, you must also provide us the home state in which the first named insured maintains its principal place of business or, if applicable, principal residence, if different than the state indicated in the first named insured's mailing address within 5 days.

Copy of policy form, condition of coverage form and supplement attached.

All Claims, Occurrences, Incidents, and Lawsuits under this policy are to be reported immediately to:

Mt. Hawley Insurance Company/RLI Insurance Company, 9025 N. Lindbergh Drive, Peoria, IL 61615. The email address (preferred) is New.Claim@rlicorp.com. Our Phone and Fax numbers are 800-444-0406 and 866-692-6796, respectively.

Sincerely,



Chris Hughs



Risk Placement Services
Georgia 400 Center
2400 Lakeview Parkway, Suite 675
Alpharetta, GA 30009
Ph: 770-829-3320
Fax 770-730-8410

Date: July 29, 2019

To: AJG - Jacksonville - Risk Mgmt
10199 Southside Blvd., Suite 102
Jacksonville, FL 32256

Dean Friloux

Fax: (904) 520-4491

From: Amanda Ingwell, Inside Broker
Phone: (770) 829-3354, Ext.
Email: Amanda_Ingwell@rpsins.com Fax: 770-730-8410

Re: Insured: NGMB Properties LLC ,
Policy Number: MXL0427592
Effective Date: 8/1/2019
Coverage: Excess Liability

Comments: Corrected Effective date, thank you!!



Risk Placement Services
Georgia 400 Center
2400 Lakeview Parkway, Suite 675
Alpharetta, GA 30009
Ph: 770-829-3320
Fax: 770-730-8410

REVISED CONFIRMATION OF COVERAGE

DATE ISSUED: July 29, 2019

RETAIL PRODUCER: AJG - Jacksonville - Risk Mgmt
10199 Southside Blvd., Suite 102,
Jacksonville, FL 32256

Dean Friloux

INSURED: NGMB Properties LLC, ,
1478 Riverplace Blvd Suite 107 C/O Chase Properties
Jacksonville, FL 32207

INSURER: Mt. Hawley Insurance Company
Non-Admitted AM Best Rating: A+ XI

POLICY NO: MXL0427592

COVERAGE: Excess Liability

POLICY PERIOD: 8/1/2019 TO 10/1/2020

PREMIUM: \$5,000.00

TRIA PREMIUM: REJECTED

TAXES: \$250.00 Surplus Lines Tax
\$5.00 Stamping Office Fee

TOTAL: \$5,255.00

RETAIL PRODUCER COMMISSION: 11.5% Gross Commission: 17.5%

LIMITS / DEDUCTIBLE / TERMS / CONDITIONS / SUBJECTIVITIES:

Quote requirements after binding:
Complete copy of all underlying policies within 60 days of policy inception.

The State Surplus Lines Notice applies only if Insurance Carrier is shown as Non-Admitted in the Proposal Information Section.

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY THE SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER

PAYMENT TERMS: PREMIUM PAYMENT IS DUE WITHIN TWENTY (20) DAYS FROM EFFECTIVE DATE UNLESS

OTHERWISE STIPULATED.

The coverage outlined above may not conform to the terms and conditions you requested. Please check carefully. This document is intended for use as evidence that the insurance, as described herein, has been effected and shall be subject to all terms and conditions of policy(ies) which will be issued and that, in the event of any inconsistency herewith, the terms and provisions of such policy(ies) shall prevail.

If this policy is issued on a Non-Admitted basis, all applicable taxes & fees must be added to the bound premium. Your office is responsible for collecting Surplus Lines taxes & fees (if applicable) from the Insured in addition to completing any required Surplus Lines forms. RPS will remit the applicable taxes and forms to the State. This Policy is subject to the Surplus Lines Laws in your State, therefore you should make every effort to comply with any special provisions and regulations of your State.

✍ When requesting a policy change, addition, cancellation, endorsement, etc., you must provide every policy number/coverage to which the request applies.

Trey Renno, Producer
AUTHORIZED REPRESENTATIVE

INSURED: NGMB Properties LLC
DATE ISSUED: July 29, 2019

Reference #:BK1129138C



Mt. Hawley Insurance Company | Southeast Branch Office
3655 North Point Parkway | Suite 400
Alpharetta, GA 30005
Phone: 770-754-0100 | Fax: 770-754-0111
www.rlicorp.com

July 23, 2019

Amanda Ingwell, Casualty Inside Broker
Risk Placement Services, Inc.
Georgia 400 Center
2400 Lakeview Dr, Suite 675
Alpharetta, GA 30009
Re: NGMB Properties LLC

Thank you for the binder request on the above. Excess Liability coverage has been bound in Mt. Hawley Insurance Company per the terms below. Please refer to quote dated 05/17/2019 and its revisions, if any, for all applicable terms and exclusions in relation to this binder.

Policy: MXL0427592
Total Advance Premium without Terrorism & Fees: \$5,000 Flat
Total Premium and Fees excluding Terrorism: \$5,000

Limits Of Insurance:

\$1,000,000 Each Occurrence
\$1,000,000 General Aggregate (Other than Products/Completed Operations)

Effective Date: 8/1/2019
Expiration Date: 10/1/2020
Commission: 17.5 %

Authority to Issue Certificates of Insurance:

Certificates of Insurance ARE NOT TO BE SENT TO THE COMPANY. The Company does not accept or retain certificates, and we will not notify certificate holders of any interruption, termination or change in coverage. It is the responsibility of the issuing agent/broker to make sure the certificates accurately reflect the policy's terms and conditions. Following are some guidelines to keep in mind:

1. You are to use Acord Certificate of Insurance forms. Any other Certificate form must have prior approval from the company underwriter.
2. The named insured on the certificate must be listed exactly as the named insured on the policy. The type of insurance, limits of insurance, policy number, effective date, cancellation terms, etc. must be exactly as those shown on the policy.
3. No additional insured's are to be shown on the certificate unless they are specifically endorsed to the policy or there is a blanket additional insured endorsement and a written contract in force which requires additional insured status on the policy.
4. No waivers of subrogation are to be shown on the certificate unless the waiver has been specifically endorsed to the policy or there is a blanket waiver of subrogation endorsement and a written contract in force which requires a waiver of subrogation on the policy.
5. Any additions, deletions or alterations to the pre-printed wording of the Acord Certificate must have prior written approval from the company underwriter.

6. Special certificates may be considered by the Company on a case-by-case basis. If a special certificate is requested, please be sure to give us full details on the job, including a description of operations, payroll and receipts, duration and contract number. An additional premium charge will apply.

Quote requirements after binding:

Complete copy of all underlying policies within 60 days of policy inception. If we do not receive a complete copy of the underlying policies, our policy will be cancelled. If the terms of any underlying policy differ from those advised to us, additional terms may be added to our policy

Binding Notes:

Coverage has been bound with a Total Exclusion for ALL Terrorism Acts; no coverage exists for any domestic Terrorism Act or Terrorism as defined in the Terrorism Risk Insurance Act, as amended.

This has been bound in Mt. Hawley Insurance Company, a non-admitted carrier, and you are responsible for the payment of all taxes and fees and the filing of all required documents in connection with this insurance placement. In order for this policy to be issued, you must also provide us the home state in which the first named insured maintains its principal place of business or, if applicable, principal residence, if different than the state indicated in the first named insured's mailing address within 5 days.

All Claims, Occurrences, Incidents, and Lawsuits under this policy are to be reported immediately to:

Mt. Hawley Insurance Company/RLI Insurance Company, 9025 N. Lindbergh Drive, Peoria, IL 61615. The email address (preferred) is New.Claim@rlcorp.com. Our Phone and Fax numbers are 800-444-0406 and 866-692-6796, respectively.

Sincerely,

A handwritten signature in black ink that reads "John Hodge". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

John Hodge Jr



Risk Placement Services, Inc. - Atlanta
33719 Treasury Center
Chicago, IL 60694-3700

Invoice #: 550043
Invoice Date: 07/24/2019
Net Amount Due: \$13,448.31
Due Date: 08/21/2019

Broker No.: A0033846

AJG - Jacksonville - Risk Mgmt
10199 Southside Blvd., Suite 102
Jacksonville, FL 32256

Policyholder:

NGMB Properties LLC
1478 Riverplace Blvd Suite 107
C/O Chase Properties
Jacksonville, FL 32207

Policy #: OCP0001900
Policy Effective Date: 08/01/2019
Policy Expiration Date: 10/01/2020

QuoteID: BK1067159

Insurance Carrier: Mt. Hawley Insurance Company

Trans Code	Risk State	Coverage	Tax Rate	Gross Premium	Broker Comm	Broker Comm \$	Net Due
NBS	FL	OCP		\$14,031.00	11.50	\$1,613.57	\$12,417.43
IN2	FL	Carrier Inspection Fee		\$300.00	0.00		\$300.00
SLT	FL	Surplus Lines Tax	5.000%	\$716.55	0.00		\$716.55
SOF	FL	Stamping Office Fee	0.100%	\$14.33	0.00		\$14.33
Invoice Totals			5.10%	\$15,061.88		\$1,613.57	\$13,448.31

Payment Due on RECEIPT OF THIS INVOICE

**Unless otherwise noted above, payment is due to RPS within 20 days of the latter of effective or invoice date.
Failure to do so may result in cancellation.**

<p>***** Routing Information *****</p> <p>Please deliver this invoice to your Accounting Department immediately upon receipt.</p> <p>Please include a copy of invoice with your remittance.</p>	<p>For inquiries regarding this invoice please contact: Trey Renno 770-829-3320</p> <p>To pay online please visit: www.rpsins.com/resources/pay-online</p>	<p>Payable to & Remittance address Regular Mail: Risk Placement Services 33719 Treasury Center Chicago, IL 60694-3700</p> <p>Overnight Delivery (FedEx and UPS Or) Xerox c/o BMO Harris Lockbox 33719 141 W. Jackson Blvd. Suite 1000 Chicago, IL 60604</p> <p>Please include a copy of invoice with your remittance.</p>
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Risk Placement Services, Inc. - Atlanta
33719 Treasury Center
Chicago, IL 60694-3700

Invoice #: 550802
Invoice Date: 07/29/2019
Net Amount Due: \$4,680.00
Due Date: 08/21/2019

Broker No.: A0033846

AJG - Jacksonville - Risk Mgmt
10199 Southside Blvd., Suite 102
Jacksonville, FL 32256

Policyholder:

NGMB Properties LLC
1478 Riverplace Blvd Suite 107
C/O Chase Properties
Jacksonville, FL 32207

Policy #: MXL0427592
Policy Effective Date: 08/01/2019
Policy Expiration Date: 10/01/2020

QuoteID: BK1129138

Insurance Carrier: Mt. Hawley Insurance Company

Trans Code	Risk State	Coverage	Tax Rate	Gross Premium	Broker Comm	Broker Comm \$	Net Due
NBS	FL	Excess Liability		\$5,000.00	11.50	\$575.00	\$4,425.00
SLT	FL	Surplus Lines Tax	5.000%	\$250.00	0.00		\$250.00
SOF	FL	Stamping Office Fee	0.100%	\$5.00	0.00		\$5.00
Invoice Totals			5.10%	\$5,255.00		\$575.00	\$4,680.00

Payment Due on RECEIPT OF THIS INVOICE

***Unless otherwise noted above, payment is due to RPS within 20 days of the latter of effective or invoice date.
Failure to do so may result in cancellation.***

***** Routing Information *****

Please deliver this invoice to your
Accounting Department immediately
upon receipt.

Please include a copy of invoice with
your remittance.

For inquiries regarding this invoice
please contact:
Trey Renno
770-829-3320

To pay online please visit:
www.rpsins.com/resources/pay-online

**Payable to & Remittance address
Regular Mail:**

Risk Placement Services
33719 Treasury Center
Chicago, IL 60694-3700

Overnight Delivery (FedEx and UPS Or

Xerox c/o BMO Harris
Lockbox 33719
141 W. Jackson Blvd. Suite 1000
Chicago, IL 60604

Please include a copy of invoice with your remittance.