



***PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Monday  
June 5, 2023***

***4:30 p.m.***

***Location:  
Parkland Preserve  
Amenity Center  
835 Parkland Trail  
St. Augustine, FL 32095***

***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

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250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132 Ext. 193

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, June 5, 2023, at 4:30 p.m.** at the **Parkland Preserve, Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.**

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.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, June 5, 2023  
Time: 4:30 PM  
Location: Parkland Preserve  
Amenity Center  
835 Parkland Trail  
St. Augustine, FL 32095

*Agenda (Revised June 2, 2023)*

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 27, 2023 [Exhibit 1](#)
  - B. Consideration for Acceptance – The April 2023 Unaudited Financial Report [Exhibit 2](#)
  - C. Funding Request – Pool Deck & Landscape Repairs [Exhibit 3](#)
- IV. Vendor Reports**
  - A. Presentation of Yellowstone Irrigation Inspection Report [Exhibit 4](#)
  - B. Presentation of Yellowstone Service Report [Exhibit 5](#)
  - C. Presentation of Charles Aquatics Pond Reports [Exhibit 6](#)
    - April 2023
    - May 2023
- V. Business Matters**
  - A. Presentation and Acceptance of the FY 2021 Audited Financial Statements *To be Distributed*
  - B. Consideration & Adoption of **Resolution 2023-03**, Designating Registered Agent and Registered Office [Exhibit 7](#)
  - C. Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY 2024 Budget and Setting a Public Hearing [Exhibit 8](#)
  - D. Presentation of St. Johns County Number of Qualified Electors – F.S. 190.006 – 396 [Exhibit 9](#)
  - E. Reminder of Form 1’s Due Date: July 1st

**VI. Staff Reports**

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

**VII. Supervisors Requests**

**VIII. Audience Comments – New Business –** *(limited to 3 minutes per individual for non-agenda items)*

**IX. Adjournment**

# EXHIBIT 1

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community  
5 Development District was held on Monday, March 27, 2023 at 4:39 p.m. at Parkland Preserve Amenity  
6 Center, 835 Parkland Trail, St. Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mohammad Bataineh	Board Supervisor, Chairman
11	Nasrullah Ghafoor	Board Supervisor, Vice Chairman
12	Chase Balanky	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, Vesta District Services
15	Jere Earlywine	District Counsel, KE Law Group
16	Bill Schilling	District Engineer, Kimley-Horn
17	Dana Harden	Vesta

18 *The following is a summary of the discussions and actions taken at the March 27, 2023 Parkland Preserve*  
19 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
20 *request.*

21 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
22 **agenda items)**

23 An audience member requested clarification on quitclaim deed items in relation with the HOA  
24 included in the Consent Agenda.

25 An audience member asked for an explanation on whether there was a CDD reserve and how  
26 spending of the reserve was determined.

27 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 28 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
29 Meeting Held August 15, 2022
- 30 B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Landowners’  
31 Meeting Held November 21, 2022
- 32 C. Exhibit 3: Consideration for Acceptance – The December 2022 Unaudited Financial Report
- 33 D. Exhibit 4: Consideration for Acceptance – The February 2023 Unaudited Financial Report
- 34 E. Exhibit 5: Ratification of Kutak Rock Fee Agreement
- 35 F. Exhibit 6: Ratification of Conveyances
- 36 i. Quitclaim Deed with Easements – Developer
- 37 ii. Quitclaim Deed with Easements – HOA
- 38 iii. Quitclaim Bill of Sale
- 39 iv. HOA Declaration Amendment

40 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
41 approved all items of the Consent Agenda for the Parkland Preserve Community Development District.

42 **FOURTH ORDER OF BUSINESS – Administrative Items**

43 A. Exhibit 7: Administration of Oath of Office to Newly Elected Supervisors

44 ➤ Mohammad Bataineh – Seat #1

45 ➤ Nasrullah Ghafoor – Seat #2

46 ➤ Chase Balanky – Seat #5

47 All newly elected Supervisors completed their Oaths of Office prior to the meeting.

48 **FIFTH ORDER OF BUSINESS – Vendor Reports**

49 A. Exhibit 8: Presentation of Yellowstone Irrigation Inspection Report

50 B. Exhibit 9: Presentation of Charles Aquatics Pond Reports

51 ➤ August 2022

52 ➤ September 2022

53 ➤ October 2022

54 ➤ November 2022

55 ➤ December 2022

56 ➤ January 2023

57 ➤ February 2023

58 ➤ March 2023

59 **SIXTH ORDER OF BUSINESS – Business Matters**

60 A. Exhibit 10: Consideration & Adoption of **Resolution 2023-01**, Designating Officers

61 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted  
62 **Resolution 2023-01**, Designating Officers in substantial form, allowing for the District Manager to add  
63 names for the Chair, Vice Chair, and Assistant Secretary roles, for the Parkland Preserve Community  
64 Development District.

65 B. Exhibit 11: Consideration & Adoption of **Resolution 2023-02**, Designating Signatories

66 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted  
67 **Resolution 2023-02**, Designating Signatories, for the Parkland Preserve Community Development District.

68 C. Discussion on Amending the Date of the June Regular Board Meeting (Currently Scheduled for  
69 June 19, 2023)

70 The Board discussed schedule conflicts and agreed that a June Board meeting could be held on  
71 June 20.

72 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
73 approved changing the June Regular Board Meeting from being held on June 19, 2023, to June 20, 2023,  
74 beginning at 4:30 p.m., for the Parkland Preserve Community Development District.

75 **SEVENTH ORDER OF BUSINESS – Staff Reports**

76 A. District Manager

77 Mr. McInnes stated that a draft FY 2024 budget would be submitted to the Board for discussion at  
78 the next Board meeting, and gave an overview of the budget adoption timeline. Mr. McInnes  
79 additionally noted ongoing negotiations with insurance regarding a gate that had been damaged by  
80 a vehicle, acknowledging issues due to a vendor going out of business.

81 B. District Attorney

82 Mr. Earlywine advised that a technical issue was present in the Quitclaim Deed with Easements –  
83 HOA document under Exhibit 6, and that it needed to be clarified that the HOA was not reserving  
84 easements but rather granting its easements and other rights in the city property to the CDD.

85 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
86 approved a corrective quitclaim deed from the HOA to the CDD, in order to remove the reservation of  
87 easement rights, for the Parkland Preserve Community Development District.

88 Following the motion, Mr. Earlywine advised that a Resolution for project completion would be  
89 sent for adoption in the coming months, following review of any remaining open items.

90 C. District Engineer

91 Mr. Schilling provided background information on warranty bond requirements on the contractor  
92 for each phase that had been constructed and completed, noting that repairs largely related to  
93 curbing damaged during construction would be ongoing, and that the warranty bond that had been  
94 posted would not be released until the improvements had been made.

95 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

96 There being none, the next item followed.

97 **NINTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per  
98 individual for non-agenda items)**

99 Audience comments were heard about pond algae issues and the pond reports included under  
100 Exhibit 9.

101 An audience member commented that he believed the gate had been malfunctioning prior to the  
102 vehicle incident, and urged for the consideration of a more qualified vendor to install a reliable  
103 gate.

104 An audience member requested for the gates to be locked by default to improve security.

105 An audience member asked about the frequency of pool cleanings, and expressed concerns about  
106 the visibility of lifesaving tools.

107 **TENTH ORDER OF BUSINESS – Adjournment**

108 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to  
109 adjourn the meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.



110 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
111 adjourned the meeting at 5:08 p.m. for the Parkland Preserve Community Development District.

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

115 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
116 **meeting held on \_\_\_\_\_.**

117

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

118 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 2

# Parkland Preserve CDD Community Development District

Financial Statements  
Unaudited

Period ending  
April 30, 2023

**PARKLAND PRESERVE CDD**  
**BALANCE SHEET**  
**April 30, 2023**

	<u>GEN FUND</u>	<u>2019A</u>	<u>2019B</u>	<u>2019A ACQ &amp; CONST.</u>	<u>2019B ACQ &amp; CONST.</u>	<u>2019A ACQ &amp; CONST. PAR 14</u>	<u>2019B ACQ &amp; CONST. PAR 14</u>	<u>2019A ACQ &amp; CONST SPINE RD</u>	<u>2019B ACQ &amp; CONST. SPINE RD</u>	<u>CONSOLIDATED TOTALS</u>
<b><u>ASSETS:</u></b>										
CASH	\$	160,675	\$ -	\$ -	\$ 17,661	\$ -	\$ -	\$ -	\$ -	\$ 178,336
GENERAL SUBACCOUNT			\$ 33,558	\$ 4,769						38,328
REVENUE			443,965	-	-	-	-	-	-	443,965
SINK FUND			170,000	-	-	-	-	-	-	170,000
CAPITALIZED INTEREST			-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE			766,100	3,780	-	-	-	-	-	769,880
COST OF ISSUANCE 2016A-1			-	-	-	-	-	-	-	-
INTEREST ACCT.			270,488	18,838	-	-	-	-	-	289,325
PREPAYMENT		5,169	28	-	-	-	-	-	-	5,197
BOND REDEMPTION			-	2	685,000	-	-	-	-	685,002
ON ROLL ASSESSMENTS		1,614	4,147	-	-	-	-	-	-	5,760
DUE FROM OTHER FUNDS		1,900	581,323	96,507	-	-	-	-	-	679,730
ACQ. & CONSTR.			-	-	-	-	-	-	0	0
ACCOUNTS RECEIVABLE			1	-	-	-	-	-	-	1
DEPOSITS			3,900	-	-	-	-	-	-	3,900
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>173,258</b>	<b>\$ 2,269,611</b>	<b>\$ 804,124</b>	<b>\$ 22,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,269,423</b>
<b><u>LIABILITIES:</u></b>										
ACCOUNTS PAYABLE	\$	5,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,361
DUE TO OTHER FUNDS		4,403	579,795	96,507	1,900	-	-	-	-	682,605
DEFERRED ON ROLL ASSESSMENTS		1,614	4,147	-	-	-	-	-	-	5,760
RETAINAGE PAYABLE										-
<b>FUND BALANCE:</b>										-
RESTRICTED FOR:										-
CAPITAL PROJECTS										-
UNRESTRICTED		33,928	1,269,925	885,309	20,532	3	59	14	1	2,209,771
NONSPENDABLE:		8,700								8,700
ASSIGNED:										-
UNASSIGNED:		119,253	415,744	(177,692)	(1)	(3)	(59)	(14)	(1)	362,982
<b>TOTAL LIAB. &amp; FUND BAL.</b>	<b>\$</b>	<b>173,258</b>	<b>\$ 2,269,611</b>	<b>\$ 804,124</b>	<b>\$ 22,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,269,423</b>

**PARKLAND PRESERVE CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE	% OF BUDGET
<b>I. REVENUE</b>					
SPECIAL ASSESSMENTS - ON-ROLL	\$ 212,764	\$ 164	\$ 211,150	\$ (1,614)	99%
LOT CLOSINGS	-	-	47,983	\$ 47,983	100%
DEVELOPER FUNDING	64,131	-	(4,501)	\$ (68,632)	-7%
SPECIAL ASSESSMENTS DEVELOPER	-	-	-	\$ -	0%
MISCELLANEOUS REVENUE	-	7,198	10,114	\$ 10,114	100%
INTEREST	-	26	239	\$ 239	100%
<b>TOTAL REVENUE</b>	<b>276,895</b>	<b>7,387</b>	<b>264,985</b>	<b>\$ (11,910)</b>	<b>96%</b>
<b>II. EXPENDITURES</b>					
<b>ADMINISTRATIVE:</b>					
SUPERVISORS COMPENSATION	-	-	-	-	-
PAYROLL TAXES	-	-	-	-	-
PAYROLL PROCESSING	-	-	-	-	-
MANAGEMENT CONSULTING SERVICES	30,000	2,500	17,500	(12,500)	58%
ADMINISTRATIVE SERVICES	1,500	125	875	(625)	58%
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-
BANK FEES	100	-	-	378	478%
MISCELLANEOUS	250	-	478	2,700	1180%
AUDITING SERVICES	3,000	-	2,950	(50)	98%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	2,000	-	302	(1,698)	15%
ENGINEERING SERVICES	12,000	-	-	(12,000)	0%
LEGAL SERVICES	22,576	1,310	10,433	(12,143)	46%
WEBSITE HOSTING	2,015	42	1,807	(208)	90%
<b>TOTAL ADMINISTRATIVE</b>	<b>73,616</b>	<b>3,976</b>	<b>34,520</b>	<b>(39,096)</b>	<b>47%</b>
<b>INSURANCE:</b>					
INSURANCE	23,839	-	25,344	1,505	106%
<b>TOTAL ADMINISTRATIVE</b>	<b>23,839</b>	<b>-</b>	<b>25,344</b>	<b>1,505</b>	<b>106%</b>
<b>DEBT SERVICE ADMINISTRATION:</b>					
DISSEMINATION AGENT	5,000	-	5,000	-	100%
TRUSTEE FEES	8,700	-	-	(8,700)	0%
ARBITRAGE	1,250	-	-	(1,250)	0%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>14,950</b>	<b>-</b>	<b>5,000</b>	<b>(9,950)</b>	<b>33%</b>
<b>PHYSICAL ENVIRONMENT:</b>					
REMOTE SECURITY	4,200	334	3,045	(1,155)	72%
POND MAINTENANCE	3,600	-	-	(3,600)	0%
STREETPOLE LIGHTING	3,300	1,708	10,658	7,358	323%
ELECTRICITY (IRRIGATION & PUMPS)	15,000	578	3,575	(11,425)	24%
WATER (COUNTY)	10,800	304	2,142	(8,658)	20%
LANDSCAPING MAINTENANCE	60,000	3,998	26,367	(33,633)	44%
LANDSCAPE REPLENISHMENT	5,000	-	-	(5,000)	0%
IRRIGATION MAINTENANCE	5,000	557	1,274	(3,727)	25%
NPDES	2,000	-	-	(2,000)	0%
GATE MANAGEMENT	1,200	195	1,449	249	121%
POWER SWEEP	1,000	-	-	(1,000)	0%
STORMWATER DRAINAGE	1,000	-	-	(1,000)	0%
ENVIRON. MITIGATION & POND MAINT.	8,000	925	6,960	(1,040)	87%
POND MOWING	8,000	-	-	(8,000)	0%
RECEPTIONIST / CALL BOXES	1,200	-	515	(685)	43%
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>129,300</b>	<b>8,597</b>	<b>55,985</b>	<b>(73,315)</b>	<b>43%</b>
<b>AMENITY CENTER OPERATIONS:</b>					
POOL SERVICE CONTRACT	15,420	2,554	12,409	(3,011)	80%
AMENITY MAINTENANCE / REPAIRS	4,800	246	1,927	(2,873)	40%
AMENITY MANAGEMENT	1,800	150	1,050	(750)	58%
POOL PERMIT	250	-	-	(250)	0%
AMENITY CENTER INTERNET	5,100	290	2,056	(3,044)	40%
AMENITY CENTER PEST CONTROL	1,320	8	904	(416)	68%
REFUSE SERVICE	1,500	-	803	(697)	54%
MISC. AMENITY REPAIRS & MAINT/SUPPLIES	5,000	65	5,734	734	115%
<b>TOTAL FIELD OPERATIONS</b>	<b>35,190</b>	<b>3,313</b>	<b>24,883</b>	<b>(10,307)</b>	<b>71%</b>

**PARKLAND PRESERVE CDD  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

<b>TOTAL EXPENDITURES</b>	<u>276,895</u>	<u>15,886</u>	<u>145,733</u>	<u>(131,162)</u>	<u>53%</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
TRANSFER IN		-	-		
TRANSFER-OUT		-	-		
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>		<u>-</u>	<u>-</u>		
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>		<u>(8,499)</u>	<u>119,253</u>		
FUND BALANCE - BEGINNING			42,628		
FUND BALANCE - ENDING			<u>\$ 161,880</u>		

**PARKLAND PRESERVE CDD**

2019A

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>CURRENT MONTH</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>FAVORABLE (UNFAVORABLE) VARIANCE</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS (NET)	\$ 546,798	\$ 3,982	598,882	52,084
SPECIAL ASSESSMENTS - LOT CLOSINGS	165,583	69,804	69,804	(95,779)
DEVELOPER FUNDING	-	-	-	-
INTEREST	-	3,404	17,483	17,483
PREPAYMENT INCOME	-	-	-	-
<b>TOTAL REVENUE</b>	<b>712,381</b>	<b>77,191</b>	<b>686,169</b>	<b>\$ (26,212)</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
November 1, 2022	270,488	-	270,488	(1)
May 1, 2023	266,663	-	-	(266,663)
PRINCIPAL RETIREMENT				
PRICIPAL PAYMENT				
MAY 1, 2023	170,000	-	-	(170,000)
<b>TOTAL EXPENDITURES</b>	<b>707,151</b>	<b>-</b>	<b>270,488</b>	<b>(436,664)</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>5,230</b>	<b>77,191</b>	<b>415,682</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
INTERFUND TRANSFER IN		60	62	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			1,269,925	
FUND BALANCE - ENDING			<b>\$ 1,685,669</b>	

**PARKLAND PRESERVE CDD**

2019B

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS (NET)	\$ 80,575	\$ -		\$ (80,575)
LOT CLOSINGS	-	229,095	342,195	342,195
INTEREST	-	1,573	10,802	10,802
DEVELOPER CONTRIBUTIONS	-	-	-	-
PREPAYMENT	-	-	104,632	104,632
<b>TOTAL REVENUE</b>	<b>80,575</b>	<b>230,668</b>	<b>457,629</b>	<b>377,054</b>
<b>EXPENDITURES</b>				
PREPAYMENT REDEMPTION	-	-	600,000	-
INTEREST EXPENSE				
November 1, 2022	40,288	-	35,338	(35,338)
May 1, 2023	40,288	-	-	-
PRINCIPAL RETIREMENT	-	-	-	-
PRICIPAL PAYMENT	-	-	-	-
November 1, 2022	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>80,576</b>	<b>-</b>	<b>635,338</b>	<b>(35,338)</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>(1)</b>	<b>230,668</b>	<b>(177,709)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
INTERFUND TRANSFER IN		17	17	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			885,309	
FUND BALANCE - ENDING			<u>\$ 707,617</u>	



**PARKLAND PRESERVE CDD**  
**2019A ACQUISITION & CONSTRUCTION FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
DEVELOPER CONTRIBUTIONS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>-</u>
 <b>EXPENDITURES</b>	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
RETAINAGE EXPENSE	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
 <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	 -
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(1)
FUND BALANCE - BEGINNING	20,532
 FUND BALANCE - ENDING	 <u><u>\$ 20,531</u></u>

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
DEVELOPER CONTRIBUTIONS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>-</u>
 <b>EXPENDITURES</b>	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
 <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	-
 INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(3)
FUND BALANCE - BEGINNING	3
 FUND BALANCE - ENDING	<u>\$ -</u>

**PARKLAND PRESERVE CDD**  
**2019A ACQUISITION & CONSTRUCTION PARCEL 14 FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>-</u>
<b>EXPENDITURES</b>	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	-
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(59)
FUND BALANCE - BEGINNING	59
	-
FUND BALANCE - ENDING	<u>\$ -</u>

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION PARCEL 14 FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
INTEREST	0
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>0</u>
<b>EXPENDITURES</b>	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	0
INTERFUND TRANSFER OUT	(14)
FUND BALANCE - BEGINNING	14
FUND BALANCE - ENDING	<u>\$ -</u>

**PARKLAND PRESERVE CDD**  
**2019A ACQUISITION & CONSTRUCTION SPINE RD FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>-</u>
<b>EXPENDITURES</b>	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	-
INTERFUND TRANSFER OUT	(1)
FUND BALANCE - BEGINNING	1
FUND BALANCE - ENDING	<u>\$ -</u>

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION SPINE RD FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING April 30, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
INTEREST	0
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>0</u>
<b>EXPENDITURES</b>	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	0
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(0)
FUND BALANCE - BEGINNING	0
FUND BALANCE - ENDING	<u>\$ -</u>

**Parkland Preserve CDD  
Check Register  
FY 2023**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
<b>10/1/2022</b>						<b>27,082.86</b>
10/01/2022	1454	Egis Insurance and Risk Advisors	FY Insurance Policy# 100122362 10/01/22-10/01/23		25,344.00	1,738.86
10/04/2022	100035	Contact One	Invoice: 220901170101 (Reference: 10/01/2022 - 10/31/2022. )		71.60	1,667.26
10/11/2022	100036	First Coast Contract Maintenance Services	Invoice: 7134 (Reference: Pool chemicals & Janitorial supplies. ) Invoice: 71		901.20	766.06
10/11/2022	100037	Hi-Tech System Associates, Inc.	Invoice: 372318 (Reference: Fire Alarm Monitoring. )		279.85	486.21
10/13/2022			Deposit	8,412.00		8,898.21
10/18/2022	1ACH101822	Florida Power & Light	100 Parkland Trail - Sep 7, 2022 to Oct 6, 2022		762.90	8,135.31
10/19/2022			Deposit	1,930.60		10,065.91
10/19/2022	101822ACH1	AT&T	Internet Service 9/28 - 10/27/22		117.70	9,948.21
10/24/2022	100038	DoorKing, Inc.	Invoice: 1894264 (Reference: 9/12/22 - 10/11/22. )		53.95	9,894.26
10/24/2022	100039	Waste Pro - Palm Coast	Invoice: 0000368712 (Reference: 11/1/22 -11/30/22. )		114.78	9,779.48
10/24/2022	100040	CA Florida Holdings LLC	Invoice: 0004924839 (Reference: Advertising. )		99.28	9,680.20
10/25/2022	2ACH102522	Florida Power & Light	795 Parkland Trail, #IRR 9/13-10/13/22		63.54	9,616.66
10/25/2022	102522ACH1	AT&T	Acct #309264701 10/2 - 11/1/22		176.55	9,440.11
10/25/2022	1ACH102522	Florida Power & Light	Sep 13, 2022 to Oct 13, 2022		32.55	9,407.56
10/25/2022	3ACH102522	Florida Power & Light	661 Parkland Trl #Fountain Sep 13, 2022 to Oct 13, 2022		431.69	8,975.87
10/25/2022	4ACH102522	Florida Power & Light	Sep 13, 2022 to Oct 13, 2022		636.39	8,339.48
10/25/2022	1025ACH1	St. Johns County Utility Department	8/19/22 - 9/19/22		268.99	8,070.49
10/27/2022			Deposit	2,542.14		10,612.63
10/31/2022			Interest	4.65		10,617.28
<b>10/31/2022</b>				<b>12,889.39</b>	<b>29,354.97</b>	<b>10,617.28</b>
11/03/2022			Deposit	2,243.34		12,860.62
11/08/2022	1455	Alliance Realty and Mangement	Reference: Gate Management. <a href="https://dpfg.payableslockbox.com/DocView/">https://dpfg.payableslockbox.com/DocView/</a>		250.00	12,610.62
11/08/2022	1456	Charles Aquatics, Inc	Reference: Monthly Aquatic Management Services for 5 ponds. <a href="https://dpfg.">https://dpfg.</a>		925.00	11,685.62
11/08/2022	1457	Contact One	Reference: 11/1/22 - 11/30/22. <a href="https://dpfg.payableslockbox.com/DocView/">https://dpfg.payableslockbox.com/DocView/</a>		64.80	11,620.82
11/08/2022	1458	DPFG M&C	Reference: Amenity Center Shelf. <a href="https://dpfg.payableslockbox.com/DocView/">https://dpfg.payableslockbox.com/DocView/</a>		79.88	11,540.94
11/08/2022	1459	First Coast Contract Maintenance Services	Reference: Amenity services for the month (Pool and Janitorial) Nov - Feb. t		1,105.00	10,435.94
11/14/2022	100041	Orkin	Invoice: 234223178 (Reference: Commercial Pest Control. )		110.00	10,325.94
11/14/2022	100042	Waste Pro - Palm Coast	Invoice: 0000371045 (Reference: 12/01/22 - 12/31/22. )		114.78	10,211.16
11/16/2022			Service Charge		75.00	10,136.16
11/18/2022	1460	Yellowstone Landscape			12,181.95	-2,045.79
11/18/2022	1461	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	-2,220.79
11/18/2022	100043	Contact One	Invoice: 111122-6928 (Reference: Monthly Service. )		64.80	-2,285.59
11/18/2022	111822ACH1	St. Johns County Utility Department	9/19/22 - 10/19/22		304.84	-2,590.43
11/18/2022			Deposit	3,120.00		529.57
11/18/2022			Deposit	24,261.97		24,791.54
11/18/2022		NGMB Properties, LLC		9,061.95		33,853.49
11/20/2022	ACH112022	AT&T	Internet Service 10/28 - 11/27/22		117.70	33,735.79
11/23/2022	112322ACH1	Florida Power & Light	661 Parkland Trl #Fountain Oct 13, 2022 to Nov 11, 2022		471.02	33,264.77
11/23/2022	112322ACH2	Florida Power & Light	Oct 13, 2022 to Nov 11, 2022		32.37	33,232.40
11/23/2022	112322ACH3	Florida Power & Light	100 Parkland Trail - Oct 6, 2022 - Nov 4, 2022		695.37	32,537.03
11/23/2022	112322ACH4	Florida Power & Light	Oct 13, 2022 to Nov 11, 2022		636.39	31,900.64
11/25/2022	112522ACH1	AT&T	Acct #309264701 11/2 - 12/1/22		176.55	31,724.09
11/30/2022			Deposit	70,090.15		101,814.24
11/30/2022			Interest	6.02		101,820.26
<b>11/30/2022</b>				<b>108,783.43</b>	<b>17,580.45</b>	<b>101,820.26</b>
12/02/2022	ACH120222	Florida Power & Light	795 Parkland Trail, #IRR 10/13-11/11/22		72.78	101,747.48
12/07/2022			Deposit	75.00		101,822.48
12/12/2022	100044	Alliance Realty and Mangement	Invoice: 2022-11-01 (Reference: Gate Management. ) Invoice: 2022-12-01		500.00	101,322.48
12/12/2022	100045	Charles Aquatics, Inc	Invoice: 46618 (Reference: Monthly Aquatic Management Services for 5 ponds)		1,850.00	99,472.48
12/12/2022	100046	Contact One	Invoice: 221101170101 (Reference: 12/01/2022 - 12/31/2022. )		55.00	99,417.48
12/12/2022	100047	DoorKing, Inc.	Invoice: 1911799 (Reference: Oct 12, 2022 - Nov 11, 2022. )		53.95	99,363.53
12/12/2022	100048	DPFG M&C	Invoice: 404349 (Reference: Plumbing Services - Sewer leak. )		143.00	99,220.53
12/12/2022	100049	First Coast Contract Maintenance Services	Invoice: 7174 (Reference: Monthly Service. ) Invoice: 7274 (Reference: Pool)		1,182.49	98,038.04
12/12/2022	100050	KE Law Group, PLLC	Invoice: 4649 (Reference: General Matters. )		153.00	97,885.04
12/12/2022	100051	Yellowstone Landscape	Invoice: JAX 434816 (Reference: Hurricane Clean Up. ) Invoice: JAX 44253		774.00	97,111.04
12/12/2022	100052	Hi-Tech System Associates, Inc.	Invoice: 66128 (Reference: Service Call. )		95.00	97,016.04
12/13/2022			Deposit	234,995.00		332,011.04
12/16/2022	100053	DPFG M&C	Invoice: 403548 (Reference: Dissemination Agent. ) Invoice: 403518 (Refer		13,000.01	319,011.03
12/16/2022			Deposit	99,743.71		418,754.74
12/19/2022	ACH121922	St. Johns County Utility Department	10/18/22 - 11/19/22		307.59	418,447.15
12/20/2022	100054	First Coast Contract Maintenance Services	Invoice: 7211 (Reference: Reimbursables. ) Invoice: 7227 (Reference: Ame		2,220.07	416,227.08
12/20/2022	100055	Innersync	Invoice: 20738 (Reference: Website Services. )		1,515.00	414,712.08
12/20/2022	100056	KE Law Group, PLLC	Invoice: 4496 (Reference: General Matters. )		1,782.00	412,930.08
12/20/2022	100057	Orkin	Invoice: 235541318 (Reference: Commercial Element - Monthly. )		110.00	412,820.08
12/20/2022	100058	Yellowstone Landscape	Invoice: JAX 441488 (Reference: Monthly Landscaping Maintenance Octobe		9,781.95	403,038.13
12/20/2022	100059	Hi-Tech System Associates, Inc.	Invoice: 374021 (Reference: Fire Alarm Monitoring. ) Invoice: 374281 (Refer		1,662.19	401,375.94
12/20/2022	100060	CA Florida Holdings LLC	Invoice: 0005094424 (Reference: Advertising - Elections. )		301.92	401,074.02
12/20/2022	122022ACH1	Florida Power & Light	100 Parkland Trail - Nov 4, 2022 - Dec 6, 2022		801.08	400,272.94
12/21/2022	100061	DoorKing, Inc.	Invoice: 1929979 (Reference: 11/12/22 to 12/11/22. )		53.95	400,218.99

12/21/2022	100062	Orkin	Invoice: 237010871 (Reference: Commercial Element - Monthly. )	110.00	400,108.99
12/21/2022	122122ACH1	AT&T	Internet Service 10/28 - 11/27/22	117.70	399,991.29
12/22/2022	ACH122222	Waste Pro - Palm Coast	Waste Services 01/01-01/31/22	114.78	399,876.51
12/25/2022	ACH122522	AT&T	Acct #309264701 12/2 - 01/1/23	176.55	399,699.96
12/27/2022	100063	KE Law Group, PLLC	Invoice: 4965 (Reference: General Matters. )	1,908.00	397,791.96
12/28/2022	122822ACH4	Florida Power & Light	795 Parkland Trail, #IRR 11/11-12/13/22	52.71	397,739.25
12/28/2022	122822ACH1	Florida Power & Light	Nov 11, 2022 to Dec 13, 2022	636.39	397,102.86
12/28/2022	122822ACH2	Florida Power & Light	661 Parkland Trl #Fountain Nov 11, 2022 - Dec 13, 2022	436.02	396,666.84
12/28/2022	122822ACH3	Florida Power & Light	Nov 11, 2022 to Dec 13, 2022	32.94	396,633.90
12/30/2022	100064	Orkin	Invoice: 122922-9291 (Reference: Pest Control. )	110.00	396,523.90
12/31/2022			Interest	26.75	396,550.65
<b>12/31/2022</b>				<b>334,840.46</b>	<b>40,110.07</b>
					<b>396,550.65</b>
01/01/2023			Interest	43.42	396,594.07
01/06/2023	100065	Alliance Realty and Mangement	Invoice: 2023-01-01 (Reference: Gate Management. )	250.00	396,344.07
01/06/2023	100066	Charles Aquatics, Inc	Invoice: 47077 (Reference: Monthly Aquatic Management Services. )	925.00	395,419.07
01/06/2023	100067	First Coast Contract Maintenance Services	Invoice: 7342 (Reference: Amenity services. )	1,105.00	394,314.07
01/09/2023			Deposit	51,176.12	445,490.19
01/12/2023	100068	DPFG M&C	Invoice: 406491 (Reference: Monthly contracted management fees. )	2,666.67	442,823.52
01/13/2023	100069	DoorKing, Inc.	Invoice: 1947761 (Reference: 12/12/22 - 1/11/23. )	53.95	442,769.57
01/13/2023	100070	Waste Pro - Palm Coast	Invoice: 0000375682 (Reference: Monthly Service. )	229.56	442,540.01
01/18/2023	ACH011823	St. Johns County Utility Department	11/19/22 - 12/17/22	299.97	442,240.04
01/18/2023	ACH011823	AT&T	Internet Service 12/28-01/27/23	117.70	442,122.34
01/18/2023			Deposit	196.65	442,318.99
01/20/2023	100071	KE Law Group, PLLC	Invoice: 5234 (Reference: Legal Services for 12/2022. )	2,958.50	439,360.49
01/23/2023	100072	Contact One	Invoice: 230101170101 (Reference: 12/20/2022 - 01/19/2023. )	70.20	439,290.29
01/23/2023			Deposit	229,140.90	668,431.19
01/24/2023	ACH012423	AT&T	Acct #309264701 01/2 - 02/1/23	176.55	668,254.64
01/24/2023	100073	Orkin	Invoice: 238285061 (Reference: Pest Prevention. )	110.00	668,144.64
01/24/2023	12423ACH1	Florida Power & Light	795 Parkland Trail, #IRR 12/13/22 - 12/12/23	40.04	668,104.60
01/24/2023	12423ACH2	Florida Power & Light	Dec 13, 2022 to Jan 12, 2023	740.27	667,364.33
01/24/2023	12423ACH3	Florida Power & Light	661 Parkland Trl #Fountain Dec 13, 2022 to Jan 12, 2023	437.48	666,926.85
01/24/2023	12423ACH4	Florida Power & Light	Dec 13, 2022 to Jan 12, 2023	32.61	666,894.24
01/24/2023	12423ACH5	Florida Power & Light	100 Parkland Trail - Dec 6, 2022 to Jan 6, 2023	791.06	666,103.18
01/27/2023	100074	Charles Aquatics, Inc	Invoice: 47182 (Reference: Fish Barrier Installation Ponds 1 & 5. )	485.10	665,618.08
01/31/2023	100075	First Coast Contract Maintenance Services	Invoice: 7362 (Reference: Repair broken sink plumbing cover. )	45.00	665,573.08
<b>01/31/2023</b>				<b>280,557.09</b>	<b>11,534.66</b>
					<b>665,573.08</b>
02/01/2023	1462	St. Johns County Tax Collector	Postage for mailing taxes	68.41	665,504.67
02/01/2023	100076	First Coast Contract Maintenance Services	Invoice: 7375 (Reference: Reimbursables. )	769.99	664,734.68
02/01/2023			Interest	54.69	664,789.37
02/02/2023			Deposit	1,014.73	665,804.10
02/03/2023	100077	Charles Aquatics, Inc	Invoice: 47310 (Reference: Monthly Aquatic Management Services for 5 ponds)	925.00	664,879.10
02/03/2023	100078	First Coast Contract Maintenance Services	Invoice: 7405 (Reference: Monthly Service. )	1,365.00	663,514.10
02/03/2023	100079	Yellowstone Landscape	Invoice: JAX 486028 (Reference: Monthly Landscape Maintenance January )	7,995.00	655,519.10
02/03/2023	100080	Hi-Tech System Associates, Inc.	Invoice: 379332 (Reference: Fire Alarm Monitoring. )	279.85	655,239.25
02/08/2023			Deposit	10,515.00	665,754.25
02/09/2023			Deposit	815.00	666,569.25
02/09/2023	100081	Alliance Realty and Mangement	Invoice: 7573-01-01 (Reference: Gate Management. )	250.00	666,319.25
02/13/2023			Deposit	170.00	666,489.25
02/13/2023	100082	DoorKing, Inc.	Invoice: 1965906 (Reference: 1/12/23 - 2/11/23. )	53.95	666,435.30
02/13/2023	100083	First Coast Contract Maintenance Services	Invoice: 7426 (Reference: Power Washing. )	4,000.00	662,435.30
02/18/2023	ACH021823	St. Johns County Utility Department	835 Parkland Trl 12/19/22 - 01/16/23	288.79	662,146.51
02/18/2023	ACH021823	AT&T	Internet Service 1/28-02/27/23	117.70	662,028.81
02/21/2023	100084	Cool connections Inc.	Invoice: 22783367 (Reference: performed maintenance on both A/c systems)	1,595.86	660,432.95
02/21/2023	100085	DPFG M&C	Invoice: 407501 (Reference: January Billable Expenses. ) Invoice: 407595 (	3,141.11	657,291.84
02/21/2023	100086	Yellowstone Landscape	Invoice: JAX 491947 (Reference: Tree Removal. )	395.00	656,896.84
02/21/2023	022123ACH1	Florida Power & Light	100 Parkland Trail - Jan 6, 2023 to Feb 6, 2023	827.38	656,069.46
02/22/2023			Deposit	86,195.12	742,264.58
02/23/2023	100087	Orkin	Invoice: 239701003 (Reference: Pest Control. )	110.00	742,154.58
02/24/2023	ACH022423	AT&T	Internet 02/02-03/01/23	176.55	741,978.03
02/27/2023	22723ACH2	Florida Power & Light	795 Parkland Trail, #IRR 1/12/23 to 2/13/23	38.32	741,939.71
02/27/2023	22723ACH3	Florida Power & Light	1/12/23 to 2/13/23	746.14	741,193.57
02/27/2023	22723ACH4	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2023 to Feb 13, 2023	454.63	740,738.94
02/27/2023	22723ACH1	Florida Power & Light	Jan 12, 2023 to Feb 13, 2023	33.93	740,705.01
<b>02/28/2023</b>				<b>98,764.54</b>	<b>23,632.61</b>
					<b>740,705.01</b>
03/01/2023	100088	Hi-Tech System Associates, Inc.	Invoice: 377610 (Reference: Fire Alarm Monitoring. )	279.85	740,425.16
03/01/2023	0301ACH1	Waste Pro - Palm Coast	Solid waste service Double paid	114.78	740,310.38
03/03/2023			Deposit	14,721.00	755,031.38
03/06/2023			Deposit	185,624.04	940,655.42
03/06/2023	100089	Charles Aquatics, Inc	Invoice: 47526 (Reference: Monthly Aquatic Management Services for 5 ponds)	925.00	939,730.42
03/06/2023	100090	First Coast Contract Maintenance Services	Invoice: 7467 (Reference: Amenity services (Pool and Janitorial). ) Invoice: 7467	2,228.02	937,502.40
03/06/2023	100091	Yellowstone Landscape	Invoice: JAX 499973 (Reference: Monthly Landscape Maintenance March 2023)	3,997.50	933,504.90
03/06/2023	100092	Hi-Tech System Associates, Inc.	Invoice: 381040 (Reference: Fire Alarm Monitoring. )	279.85	933,225.05
03/13/2023	100093	Waste Pro - Palm Coast	Invoice: 0000381616 (Reference: Solid waste service. )	114.78	933,110.27
03/13/2023	100094	KILINSKI VAN WYK, PLLC	Invoice: 5913 (Reference: General Matters. )	1,795.50	931,314.77
03/14/2023	100095	DoorKing, Inc.	Invoice: 1984230 (Reference: 2/12/23 - 3/11/23. )	53.95	931,260.82
03/15/2023	100096	Alliance Realty and Mangement	Invoice: 2023-03-13 (Reference: Gate Management. )	250.00	931,010.82



03/15/2023	100097	DPFG M&C	Invoice: 408442 (Reference: Monthly contracted management fees. ) Invoic	2,679.21	928,331.61
03/15/2023	100098	Orkin	Invoice: 031423-9291 (Reference: Commercial Pest Control. )	117.99	928,213.62
03/15/2023	100099	Hi-Tech System Associates, Inc.	Invoice: 67959 (Reference: Service Call. )	95.00	928,118.62
03/18/2023	ACH031823	St. Johns County Utility Department	835 Parkland Trl 1/19/23 - 02/19/23	349.41	927,769.21
03/20/2023	100100	Hi-Tech System Associates, Inc.	Invoice: 381175 (Reference: 25 Pack of Access Control Cards. )	179.97	927,589.24
03/20/2023	100101	KILINSKI VAN WYK, PLLC	Invoice: 6108 (Reference: legal services. )	160.50	927,428.74
03/21/2023	ACH032123	AT&T	Internet Service 02/28-03/27/23	117.70	927,311.04
03/21/2023	0321ACH1	Florida Power & Light	100 Parkland Trail - Feb 6, 2023 to Mar 7, 2023	732.67	926,578.37
03/23/2023	100102	Contact One	Invoice: 230201170101 (Reference: 01/20/2023 - 02/19/2023. ) Invoice: 230	260.19	926,318.18
03/24/2023	ACH032423	AT&T	Internet 03/02-04/01	176.55	926,141.63
03/28/2023	100103	Orkin	Invoice: 241218462 (Reference: Pest Control. )	117.99	926,023.64
03/28/2023	0328ACH1	Florida Power & Light	Feb 13, 2023 to Mar 14, 2023	746.14	925,277.50
03/28/2023	0328ACH2	Florida Power & Light	661 Parkland Trl #Fountain Feb 13, 2023 to Mar 14, 2023	463.99	924,813.51
03/28/2023	0323ACH3	Florida Power & Light	795 Parkland Trail, #IRR 2/13to 3/14/23	35.52	924,777.99
03/28/2023	0328ACH4	Florida Power & Light	Feb 13, 2023 to Mar 14, 2023	33.23	924,744.76
03/30/2023	1464	Parkland Preserve C/O BNY Mellon Bank	Debt Service Funds	576,919.46	347,825.30
03/30/2023	1465	Parkland Preserve C/O BNY Mellon Bank	Overcollection funds Due to DS	96,506.86	251,318.44
03/30/2023			Deposit	5,531.96	256,850.40
03/31/2023	100104	Kutak Rock LLP	Invoice: 3191882 (Reference: General Counsel. )	366.00	256,484.40
03/31/2023			Interest	78.25	256,562.65
<b>03/31/2023</b>				<b>205,955.25</b>	<b>690,097.61</b>
04/03/2023	100105	Dibartolomeo, McBee, Hartley & Barnes	Invoice: 90089357 (Reference: Audit FYE 09/30/2021. )	2,950.00	253,612.65
04/05/2023	100106	Charles Aquatics, Inc	Invoice: 47750 (Reference: Monthly Aquatic Management Services for 5 pon	925.00	252,687.65
04/05/2023	100107	First Coast Contract Maintenance Services	Invoice: 7536 (Reference: Amenity services for the month of March (Pool anc	2,799.76	249,887.89
04/07/2023	100108	Yellowstone Landscape	Invoice: JAX 513323 (Reference: March irrigation repairs. )	556.50	249,331.39
04/07/2023	100109	Hi-Tech System Associates, Inc.	Invoice: 382722 (Reference: Fire Alarm Monitoring. )	279.85	249,051.54
04/11/2023	1466	NGMB Properties, LLC.	Overcollection repayment to NGMB	89,117.18	159,934.36
04/11/2023			Deposit	584.77	160,519.13
04/13/2023			Deposit	7,198.00	167,717.13
04/13/2023	100110	First Coast Contract Maintenance Services	Invoice: 7582 (Reference: Remove gym Equipment. )	65.00	167,652.13
04/13/2023	100111	Orkin	Invoice: 041323-9291 (Reference: Pest Control. )	7.99	167,644.14
04/13/2023			Deposit	330.32	167,974.46
04/13/2023			Deposit	3,303.24	171,277.70
04/14/2023	100112	DoorKing, Inc.	Invoice: 2003290 (Reference: 3/12/23 to 4/11/23. )	53.95	171,223.75
04/18/2023	ACH041823	AT&T	Internet 03/28-04/27	117.70	171,106.05
04/18/2023	100113	Alliance Realty and Mangement	Invoice: 2023-04-13 (Reference: Month of 4/2023. )	250.00	170,856.05
04/18/2023	041823ACH1	St. Johns County Utility Department	835 Parkland Trl 2/19/23 - 3/19/23	484.58	170,371.47
04/18/2023	41823ACH1	Florida Power & Light	100 Parkland Trail - Mar 7, 2023 to Apr 6, 2023	919.70	169,451.77
04/18/2023	100114	Vesta District Services	Month of 4/2023	2,666.67	166,785.10
04/24/2023	ACH042423	AT&T	Internet 04/02-05/01	176.55	166,608.55
04/24/2023	100115	Yellowstone Landscape	Invoice: STAUG 517526 (Reference: Monthly Landscape Maintenance April :	3,997.50	162,611.05
04/24/2023	100116	Hi-Tech System Associates, Inc.	Invoice: 68287 (Reference: Minimum Service Call Charge. )	95.00	162,516.05
04/25/2023	0425ACH1	Florida Power & Light	Mar 14, 2023 to Apr 13, 2023	34.90	162,481.15
04/25/2023	0425ACH2	Florida Power & Light	795 Parkland Trail, #IRR 3/14/23 to 4/13/23	58.49	162,422.66
04/25/2023	0425ACH3	Florida Power & Light	661 Parkland Trl #Fountain Mar 14, 2023 to Apr 13, 2023	519.21	161,903.45
04/25/2023	0425ACH4	Florida Power & Light	Mar 14, 2023 to Apr 13, 2023	753.44	161,150.01
04/25/2023	100117	Vesta District Services	Invoice: 409281 (Reference: Billable Expenses - March 2023. )	500.88	160,649.13
04/30/2023			Interest	25.50	160,674.63
				<b>11,441.83</b>	<b>107,329.85</b>
					<b>160,674.63</b>

**PARKLAND PRESERVE CDD**  
**Cash Reconciliation - General Fund**  
**April 30, 2023**

<b>Balance Per Bank Statement</b>	\$	189,592.16
Less: Outstanding Checks		(6,486.85)
Outstanding Deposits		
Less: Construction Cash		(22,430.68)
<b><i>Adjusted Bank Balance</i></b>	<b>\$</b>	<b><u>160,674.63</u></b>

<b>Beginning Cash Balance Per Books</b>	\$	256,562.65
Cash Receipts		11,441.83
Cash Disbursements		(107,329.85)
<b><i>Balance Per Books</i></b>	<b>\$</b>	<b><u>160,674.63</u></b>

# EXHIBIT 3

**June 2, 2023**

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

Parkland Preserve Community Development District  
c/o David McInnes  
District Manager  
Vesta District Services  
250 International Parkways, Suite 208  
Lake Mary, Florida 32746

**Re: Funding Request – Pool Deck and Landscaping Repairs**

Dear David,

We understand that the District desires to move forward with funding certain expenses of the District as described in **Exhibit A-1 through A-4**, some of which are important for public health and safety and are time sensitive but for which the District does not have adequate funds in the current fiscal year budget. Thus, the District needs monies prior to the inclusion of these expenses in next fiscal year's budget and collection of assessments, which will not be collected until after start of fiscal year 2023-2024, which begins October 1, 2023. Toward that end, Chase Properties, Inc., will provide funding for the following upon request by the District Manager ("**Advanced Funding**"):

- \$11,007.50 for landscape repairs and replacements identified in Exhibit A-1;
- \$6,528.50 to repair pool deck pavers identified in Exhibit A-2;
- \$5,195 to repair or replace a pool water quality controller as identified in Exhibit A-3; and
- \$8,700 for subsurface/geotechnical engineering services to evaluate subsurface conditions in certain areas of observed pavement distress and in the area unexpected pool deck settling as identified in Exhibit A-4.

By requesting any such funds, the District agrees to use the Advanced Funding to fund the expenses identified in Exhibits A-1 through A-4 as applicable, and further agrees to take all reasonably necessary steps to promptly levy operations and maintenance assessments to repay the Advanced Funding in the fiscal year beginning October 1, 2023. Following receipt of such assessments, the District shall repay the Advanced Funding by no later than January 1, 2024.

June 2, 2023

Page 2 of 2

If this letter agreement must be enforced, the prevailing party shall be entitled to attorney's fees and costs. If the District agrees with this arrangement, please execute this letter agreement, return the same to our office. Thank you for your attention to this matter.

Sincerely,

**NGMB Properties, LLC**

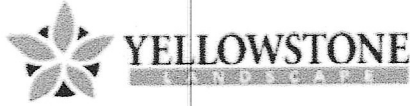
By: M. Bataneh  
Mohammad Bataneh (Jun 2, 2023 17:28 EDT)  
Its: Authorized Representative

Accepted and authorized by:

Signature: M. Bataneh  
Mohammad Bataneh (Jun 2, 2023 17:28 EDT)

Print Name: Mohammad Bataneh  
Chair Vice Chair  
Parkland Preserve CDD

# EXHIBIT A-1



Proposal #256475

Date: 10/19/2022

From: Travis Arnold

**Proposal For**

DPFG  
250 International Pkwy  
Suite 280  
Lake Mary, FL 32746

main:  
mobile:  
districtap@dpfg.com

**Location**

Parkland Trail  
Saint Augustine, FL 32092

Property Name: Parkland Preserve

Tree Assessment Enhancement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Tree Removal and Installation	30.00	\$65.00	\$1,950.00
Fert/Chem Labor	6.50	\$75.00	\$487.50
Oak Tree (45 gal)	8.00	\$825.00	\$6,600.00
Holly Tree (45 gal)	1.00	\$700.00	\$700.00
Chemical Treatments plus Soil Amendment (Oaks)	11.00	\$110.00	\$1,210.00
Soil Amendments (Hollies)	2.00	\$30.00	\$60.00

Client Notes

SUBTOTAL \$11,007.50

SALES TAX \$0.00

TOTAL \$11,007.50

Signature

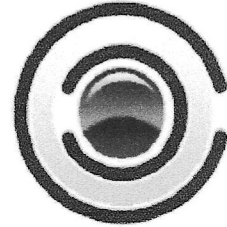
x Mohammad Bataineh (Jun 2, 2022 15:55 EDT)

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

# EXHIBIT A-2

## Proposal

**Coastal PaverScapes & Pools, LLC**  
 1971 Dobbs Rd Unit E  
 St Augustine, FL 32086  
 +1 9042263237  
 Design@coastalpaverscapes.com  
 www.CoastalPaverScapes.com



**ADDRESS**  
 David McInnes  
 835 Parkland Trail  
 St. Augustine, FL 32095  
 904-408-3527

**SHIP TO**  
 David McInnes  
 835 Parkland Trail  
 St. Augustine, FL 32095  
 904-408-3527

PROPOSAL #	DATE	EXPIRATION DATE
1369	05/06/2023	06/07/2023

ACTIVITY	DESCRIPTION	QTY/FT	RATE	AMOUNT
<b>Paver Repair</b>	<p>POOL DECK PAVER REPAIR</p> <p>Pull up existing pavers up to 3.5' from pool coping along perimeter of pool</p> <p>Perform spot repairs of uneven pavers on pool deck</p> <p>Install new paver base material as needed</p> <p>Re-install pavers</p> <p>Wash sand through joints and install concrete restraining edges as needed</p> <p>Remove all debris from demolition/installation</p>	1.187	5.50	6,528.50
<b>Notes</b>	<p>This type of repair is typically needed due to some or all of the following factors: poor sub grade compaction, poor paver base material compaction, ground settling post pool construction, use of inferior base material, poor installation practices etc. There isn't anything that can be done after the initial installation to prevent the settling/sinking of the pavers under these conditions</p>	1	0.00	0.00
<b>Terms &amp; Conditions</b>	<p>This is a proposal on the goods/services named, subject to the conditions noted below: Coastal PaverScapes &amp; Pools, LLC will provide all materials needed for installation unless otherwise noted. ANY ITEMS NOT STATED ARE NOT INCLUDED. Please feel free to ask if there is something you are not sure about.</p> <p>COASTAL PAVERSCAPES &amp; POOLS, LLC will not be liable for:</p> <ol style="list-style-type: none"> <li>Property damage from delivery/installation/demolition equipment or any person(s) not under management of Coastal PaverScapes &amp; Pools, LLC.</li> <li>Damages relating to brick delivery and paver base delivery that is possible in areas where pavers and base are delivered. Additional fees will apply if any repairs are requested.</li> <li>Shipping delays, weather delays, and/or production lead times.</li> </ol> <p>General:</p> <ol style="list-style-type: none"> <li>Additional delivery/material as well as labor fees may apply if additional material is needed due to additions to original project or changes made by the customer. This also applies in such cases</li> </ol>	1	0.00	0.00

## EXHIBIT A-2 (continued)

ACTIVITY	DESCRIPTION	QTY/FT	RATE	AMOUNT
	<p>that the material needed to complete the project changes due to unforeseen site conditions/situations at the time of the project was quoted.</p> <p>2. Any additional pavers/materials are property of Coastal PaverScapes &amp; Pools, LLC unless otherwise noted in this contract.</p> <p>3. All hardscape materials are purchased from Artistic Paver Mfg., Tri-Circle, Belgard or Tremron company unless otherwise noted in this contract.</p> <p>4. Due to differences in production materials and other factors, brick colors may vary from each production run.</p> <p>5. While the estimator tries to be as accurate as possible when measuring, in some cases additional material will need to be ordered to complete the project. at the customer's expense.</p> <p>6. Concrete restraining edges are not meant to be driven on. Any repairs required resulting from this activity will be at the customer's expense.</p> <p>7. All new Residential paver/hardscape installations are guaranteed with a 3-year Workmanship Warranty, all repairs are guaranteed with a 90-day Workmanship Warranty by Coastal PaverScapes &amp; Pools, LLC. All hardscape material (pavers, wall block, etc.) is guaranteed by a warranty from their respective manufacturer.</p> <p>8. All sealing applications include a 1-year warranty.</p> <p>9. All new Commercial paver/hardscape installations are guaranteed with a 1-year Workmanship Warranty.</p> <p>10. Pool Plaster (Marcite), Pool tile, and Pergolas are guaranteed with a 1-year Workmanship Warranty.</p> <p>11. Aluminum Pergolas and Patio covers come with a 2-year Workmanship Warranty.</p> <p>12. All wood pergolas come with a 1-year Workmanship Warranty.</p> <p>13. Due to the ongoing rise in costs of raw materials and increases in fuel costs, this proposal may be subject to a price increase of up to 3% prior to installation.</p> <p>14. Late fee of 1.5% will apply to any invoice not paid by due date</p> <p>Returns/Refunds: 1. There will be NO RETURNS or REFUNDS on delivered material period.</p> <p>By signing the proposal, I agree to the payment outlined in the proposal for installation and authorize Coastal PaverScapes &amp; Pools, LLC to commence work on the project. I have read and understood the conditions of this Proposal and recognize that this proposal now serves as a contract.</p>			

SUBTOTAL	6,528.50
TAX	0.00
<b>TOTAL</b>	<b>\$6,528.50</b>

Accepted By           n bho            
Mohammed Bataineh (Jun 2, 2023 15:55 EDT)

Accepted Date           6/2/2023

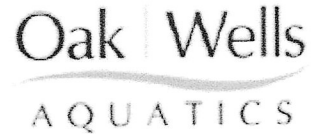


# EXHIBIT A-3

## ESTIMATE

Oak Wells Aquatics  
8608 Beach Blvd  
Jacksonville, FL 32216  
(904) 619-3281

**Sales Representative**  
Cathleen Kabat  
(904) 687-6083  
Cathleen@oakwellsaquatics.com



**Parkland Preserve CAT 4000**  
**835 Parkland Trail**  
**Saint Augustine, FL 32095**

Estimate #	1177
Date	5/18/2023

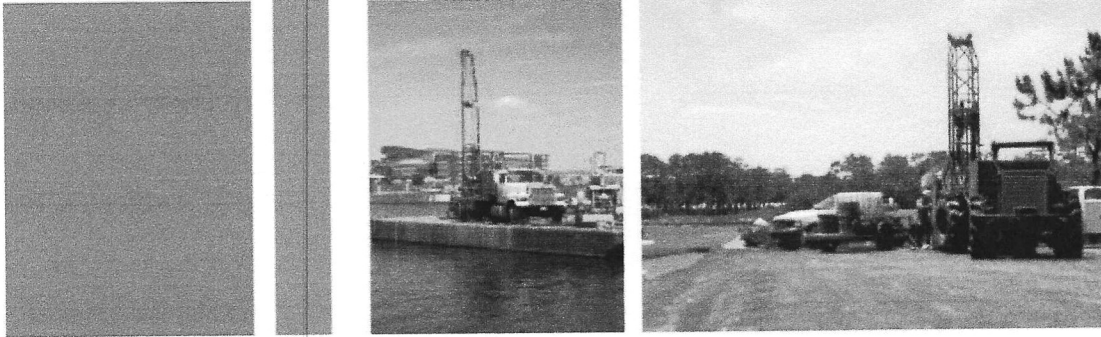
Item	Description	Qty	Price	Amount
Hayward CAT 4000	Hayward CATPP4000W (FI) CAT 4000 RFS	1.00	\$5,195.00	\$5,195.00

Sub Total	\$5,195.00
Total	\$5,195.00

### SPECIAL INSTRUCTIONS

  
Mohammad Betaneh (Jun 2, 2023 15:55 EDT)

## EXHIBIT A-4



## ECS Florida, LLC

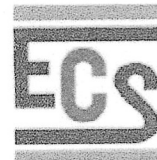
Proposal for Subsurface Exploration and Geotechnical  
Engineering Services

### Parkland Preserve

Parkland Trail  
St. Johns County, Florida

ECS Proposal Number 35:20738-GP

May 18, 2023



# EXHIBIT A-4 (continued)



**ECS FLORIDA, LLC**

*"One Firm. One Mission."*

Geotechnical • Construction Materials • Environmental • Facilities

May 18, 2023

Mr. Bill Schilling Jr., P.E.  
Kimley-Horn  
12740 Gran Bay Parkway  
Suite 2350  
Jacksonville, Florida 32258

ECS Proposal No. 35-20738-GP

Reference: Proposal for Subsurface Exploration and Geotechnical Engineering Services  
**Parkland Preserve**  
Parkland Trail  
St. Johns County, Florida

Dear Mr. Schilling Jr.:

ECS Florida, LLC (ECS) is pleased to submit this proposal to provide subsurface exploration and geotechnical engineering services for the above referenced project. This proposal contains our project understanding, proposed scope of services, lump sum fee, schedule of work, and authorization requirements.

#### Project Description

Based on our conversations with your office, we understand pavement distress areas are observed in portions of the Parkland Preserve project. The roadways have been constructed with both lifts of asphalt; however, limerock staining is observed in isolated areas of a few roadways. The areas have been identified by your office and are located along White Owl Lane, Osprey Landing Lane, two locations along Spoonbill Circle, and adjacent to the amenity center.

We also understand the pavers adjacent to the swimming pool area has settled beyond what is expected. Therefore, a series of two soil borings and nearby piezometers have been requested to evaluate soil and groundwater conditions near the swimming pool deck.

#### Scope of Services

Our integrated services will include drilling of soil borings by drill crews under our supervision, laboratory testing of representative soil samples for pertinent engineering properties, various engineering analyses, and preparation of an engineering report. The objective of the geotechnical exploration is to provide site and subsurface information to evaluate the subsurface conditions at the site for the proposed construction. Upon completion of drilling operations, the samples will be returned to our laboratory in Jacksonville, Florida for further identification and testing. The following field services are proposed:

# EXHIBIT A-4 (continued)

May 18, 2023 ECS FLORIDA, LLC

Location	Number of Tests	Depth of Tests Below Ground Surface, feet
Behind curb along White Owl Lane near Station 12+00	1 Auger 1 Piezometer	6
Behind curb along Osprey Landing Lane near Station 24+50	1 Auger 1 Piezometer	6
Behind curb along Spoonbill Circle near Station 24+50	1 Auger 1 Piezometer	6
Behind curb along Spoonbill Circle near Station 29+50	1 Auger 1 Piezometer	6
Near Amenity Center Entrance	1 Auger 1 Piezometer	6
Pool Deck	2 SPT*	15
North of Pool Deck	1 Auger 1 Piezometer	6
East of Pool Deck	1 Auger 1 Piezometer	6

\*Standard Penetration Test with portable, tripod equipment

We have budgeted to read the piezometers up to two separate visits beyond the initial installation.

Laboratory classification and index property tests will be performed as necessary on selected soil samples obtained from the exploration.

The results of the exploration and engineering evaluation will then be documented in a letter report containing the following:

1. A brief discussion of our understanding of the construction.
2. A presentation of the field and laboratory test procedures used and the data obtained.
3. A presentation of the encountered subsurface conditions, including subsurface profiles and measured groundwater levels, estimated seasonal high groundwater levels, and estimated geotechnical engineering properties (as necessary).
4. A geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction.
5. Our opinion of the cause of limerock staining in the pavement areas.
6. Potential causes of settlement in the pool deck area. Note obvious signs of causes of the settlement may not be observed in the borings.

#### Proposal Assumptions

ECS has made the following assumptions in developing this proposal:

1. Two full business days are needed for utility mark-up prior to the start of drilling operations.
2. Drilling operations will last approximately 1-2 business days.
3. Client will provide the right of access to the property.

## EXHIBIT A-4 (continued)

May 18, 2023 ECS FLORIDA, LLC

4. Client will barricade the work area within the pool deck area prior to our arrival to prevent residents from entering the work zone.

### Fee

ECS will provide the proposed geotechnical base scope of services for a lump sum fee of **\$8,700**. If additional services are required because of unexpected field conditions encountered in our field exploration program, or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

### Schedule

We are prepared to mobilize to the site within three weeks after authorization to proceed. Preliminary verbal results and recommendations can be provided within 1 to 2 days after completion of the field drilling portion of the project. The written report containing final recommendations will be submitted within two weeks after completion of all field and laboratory testing.

### Utility Clearance

We will contact Sunshine 811 to locate underground utilities at the site; however, our experience indicates that Sunshine 811 will not locate utilities beyond the point of distribution (meters or gauge points) on private property. We will coordinate the location of our exploration in an attempt to avoid any underground utilities indicated by the Sunshine 811 locating system. However, we will not be responsible for any private utilities not pointed out to us by the land owner or client prior to drilling activities. **If private utilities are a concern, we can provide a private utility line locator to reduce your liability.** Please read the following section on private utility locator services and if desired, indicate your request for their services on the attached Proposal Acceptance sheet.

Contracting a private utility locator service is not a guarantee that all utilities within a work site will be identified, but a service that is offered to lower the risk of the owner/client. ECS and our clients have had success in avoiding utility conflicts by augmenting the Sunshine 811 services with a private utility locator service. Private utility locator services can identify utility alignments that incorporate significant iron content in the conduit materials. However, private utilities possessing the higher likelihood of not being easily identifiable, beyond the point of distribution, include all utilities not containing significant ferrous (iron) content (examples would include but not be limited to most sanitary sewer alignments, copper or PVC water lines, fiber optic lines without tracer ribbons, copper electric lines with no surface exposure, drainage tiles/pipes, and irrigation lines).

Where a private locator service identifies a potential risk that is not traceable through conventional methods, ECS will notify the client immediately and work to resolve the issue. Additional costs related to the resolution of these potential utility conflicts will be invoiced out per our unit rates, as identified in this proposal, or as negotiated and approved at the time of the occurrence.

## EXHIBIT A-4 (continued)

May 18, 2023 ECS FLORIDA, LLC

### Site Repair

Upon completion of the subsurface exploration procedures, we will backfill each of the excavations with the excavated soil and mound the excess spoil back up over the test location(s). In pavement areas, we will patch the asphalt surface with a cold mix asphalt patch. Typically, we will not provide site repairs beyond what is outlined above unless specifically contracted. Alternatively, we will remove excess spoils from job sites and dispose of them in an approved manner for a negotiated fee.

Please note that some disturbance to off-pavement/gravel covered the surface areas, including the possible cutting of trees, running over of brush and understory in wooded areas might occur. We will attempt to limit such disturbance; however, we have not budgeted for site repairs including filling of tire ruts, seeding of lawn areas, or the planting of trees. If necessary, additional site restoration can be provided at an additional cost.

### Closing

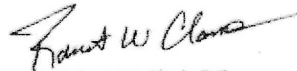
Our insurance carrier requires that we receive written authorization prior to initiation of work, and a signed contract prior to the release of any work product. Your acceptance of this proposal may be indicated by signing and returning the enclosed Proposal Acceptance Form. Our work will be done in accordance with the Master Agreement between ECS Florida, LLC and Kimley-Horn.

Thank you for the opportunity to submit this proposal to provide services and serve as your consultant. We look forward to working with you on this project, and to hopefully serve as your consultant in the future. If you have any questions, or if we can be of any additional service, please contact us at (904) 880.0960.

Respectfully submitted,  
ECS FLORIDA, LLC



Chris M. Egan, P.E.  
Geotechnical Department Manager  
[CEgan@ecslimited.com](mailto:CEgan@ecslimited.com)



Robert W. Clark, P.E.  
Senior Project Engineer  
[RWClark@ecslimited.com](mailto:RWClark@ecslimited.com)

Attachments: Proposal Acceptance Form

# EXHIBIT A-4 (continued)

May 18, 2023 ECS FLORIDA, LLC

## PROPOSAL ACCEPTANCE FORM ECS FLORIDA, LLC

**Project Name:** Parkland Preserve  
**Location:** Parkland Trail, St. Johns County, Florida  
**Fee:** \$8,700  Private Utility Locator

Indicate if a private utility locator is requested by checking the box above for private utility locator.  
The fee will be established based on site specific requirements.

Please complete and return this Proposal Acceptance Form to ECS as shown at the bottom of this form. By signing and returning this form, you are authorizing ECS to proceed, providing ECS permission to enter the site, and making this proposal the agreement between ECS and Client. Your signature also indicates you have read this document and the Terms and Conditions of Service in their entirety and agree to pay for services as above set forth.

### CLIENT AND BILLING INFORMATION

**Name of Client:** Parkland Preserve CDD  
**Contact Person:** David C. McInnes  
**Telephone No.:** 904-408-3527  
**E-mail:** dmcinnes@vestapropertyservices.com

#### Responsible for Payment

#### Approval of Invoice (if different)

**Contact Name:** David C. McInnes  
**Company Name:** Parkland Preserve CDD  
**Address:** 250 International Prkwy.  
**Address:** Suite 208  
**City, State, Zip:** Lake Mary, FL 32746  
**Telephone No.:** 904-408-3527  
**Fax No.:** \_\_\_\_\_  
**E-mail Address:** dmcinnes@vestapropertyservices.com

The reports are normally e-mailed directly to client. If you require copies to others, please provide their names, e-mail addresses and fax numbers below.

Name	E-mail Address	Phone Number	Fax Number

Special Instructions: \_\_\_\_\_

Client Signature: 

Date: 6/2/2023

# EXHIBIT 4



# Irrigation Inspection Report

ISCR #

NAME

ADDRESS

DATE

Parkland Preserve

5/3/2023 PG      OF     

RUN DAYS

START TIME(S)		A
START TIME(S)		B
START TIME(S)		C


WATER SOURCE pump

CLOCK TYPE Hunter

RAIN/FREEZE SWITCH                     

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S/D	R	D	MPR	R	MPI	S	R	R/D	R	R	S	S	S	S	S
RUN TIME																
PROGRAM																

S=spray heads      R=rotor heads      B=bubblers      D=drip, netafim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE			<b>1</b>													
BROKEN HEADS							<b>1</b>									
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
MPR					<b>3</b>											
RAISE HEADS (coverage)																
DRIPLINE BREAK			<b>11</b>													
NON TURNING ROTORS																
VALVE FAILURE															<b>1</b>	

Note: Circled items are completed

Please stamp here

MISSING DECODER FOR ZONE 15 (MANUAL INSPECTION CONFIRMS ZONE FUNCTIONALITY)	

DATE COMPLETED \_\_\_\_\_ TECHNICIAN ALAN CLIENT \_\_\_\_\_

# Irrigation Inspection Report

ISCR # \_\_\_\_\_  
 NAME Parkland Preserve  
 ADDRESS \_\_\_\_\_  
 DATE 5/3/2023 PG \_\_\_\_ OF \_\_\_\_

START TIME(S)	A
START TIME(S)	B
START TIME(S)	C

RUN DAYS


WATER SOURCE pump  
 CLOCK TYPE Hunter  
 RAIN/FREEZE SWITCH \_\_\_\_\_

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28				
TYPE (S,R,B,D)	S	R	S	?	?	?	DS	S	R/D	S	R	R				
RUN TIME																
PROGRAM																

S= spray heads      R=rotor heads      B=bubblers      D=drip, netafim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS							1R		1R							
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
RAISE HEADS (coverage)																
DRIPLINE BREAK																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Please stamp here

ZONES NON-RESPONSIVE DURING INSPECTION, TIME IS NEEDED TO TRACE UNDERGROUND AND ASSES/REPAIR	

DATE COMPLETED \_\_\_\_\_ TECHNICIAN ALAN CLIENT \_\_\_\_\_

# EXHIBIT 5



## Landscape Report – Parkland Preserve CDD May 2023

### General Maintenance

- We have transitioned to weekly service visits as the weather has changed and the growing season has started.
- We will be pruning plant material as needed to maintain a healthy appearance, using proper techniques to continue vigorous growth.
- We have and will continue to treat weeds in planting beds with non-selective herbicide as we progress through the growing season.

### Fert/Chem

- Our Fert/Chem Supt has made applications of granular fertilizer (20-0-10 w/micro-nutrients), pre-emergent herbicide on the turf, and will continue monitoring the overall turf health. We will be making another Turf Fertilizer application in Mid-June and will apply Insecticide for Chinch Bug prevention at this time.
- We will be monitoring the turf and plant material for insect/disease activity and treat as needed.
- We will be making a Palm/shrub fertilizer application during June.

### Special Projects

- Our Irrigation Supt is continuing the monthly inspections, inspection report and proposal attached.
- We have the Spring Annual flower rotation was installed in late April. The next rotation will be scheduled in late June.
- Additionally, proposals have been submitted for the Erosion Repair along lake banks, these areas were identified and inspected with the District Engineer from Kimley-Horn; tree staking/straightening, and palm pruning. These are all pending approval.

Thanks,

**Drew Baltz / Senior Account Manager**

*Best Management Practices Certified*

Yellowstone Landscape

3235 North State Street, PO Box 849, Bunnell, FL 32110

Ph: 386.437.6211 ext. 167 | Cell: 904.487.7690 | [www.yellowstonelandscape.com](http://www.yellowstonelandscape.com)

# EXHIBIT 6

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6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

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## Service Report

**Date:** March 15, 2023

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 5 ponds

**Pond 1:** This pond was in overall good condition. Minor perimeter vegetation.



**Pond 2:** This pond was in overall good condition. Treated for algae.



**Pond 3:** This pond was in overall good condition. Treated for algae.



**Pond 4:** This pond was in good condition. Minor perimeter vegetation.



**Pond 5:** This pond was in good condition. No invasive species noted. Major construction going on.





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6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

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## Service Report

**Date:** May 11, 2023

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 5 ponds

**Pond 1:** This pond was in overall good condition. Treated for Chara.



**Pond 2:** This pond was in overall good condition. Treated for perimeter vegetation and cattail...forgot photo?

**Pond 3:** This pond was in overall good condition. Treated for perimeter vegetation and cattail.



**Pond 4:** This pond was in overall good condition. Treated for cattail.



**Pond 5:** This pond was in good condition. No invasive species noted. Major construction going on.



# EXHIBIT 7

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Parkland Preserve Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

1. **DESIGNATION OF REGISTERED AGENT.** Jere Earlywine of Kutak Rock LLP is hereby designated as Registered Agent for the District.
2. **REGISTERED OFFICE.** The District's Registered Office shall be located at c/o Kutak Rock LLP, 107 W. College Ave, Tallahassee, Florida 32311.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with the County and the Florida Department of Economic Opportunity.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of June, 2023.

ATTEST:

**PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

# EXHIBIT 8

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Parkland Preserve Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2023

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 2023.**

ATTEST:

**PARKLAND PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY 24
<b>REVENUE</b>			
1 O&M ASSESSMENT COLLECTION	\$ 212,764	\$ 497,165	\$ 284,401
2 DEVELOPER FUNDING	64,131		(64,131)
<b>TOTAL REVENUE</b>	<b>276,895</b>	<b>497,165</b>	<b>220,270</b>
<b>EXPENDITURES*</b>			
<b>GENERAL ADMINISTRATIVE</b>			
6 SUPERVISORS COMPENSATION	-	12,000	12,000
7 PAYROLL TAXES	-	-	-
8 PAYROLL SERVICES	-	-	-
9 MANAGEMENT CONSULTING SERVICES	30,000	33,000	3,000
10 ADMINISTRATIVE SERVICES	1,500	1,650	150
11 CONSTRUCTION ACCOUNTING	-	-	-
12 BANK FEES	100	150	50
13 MISCELLANEOUS, ALLOWANCE, CONTINGENCY	250	1,500	1,250
14 AUDITING SERVICES	3,000	3,150	150
15 REGULATORY AND PERMIT FEES	175	175	-
16 LEGAL ADVERTISEMENTS	2,000	2,500	500
17 ENGINEERING SERVICES	12,000	40,000	28,000
18 LEGAL SERVICES	22,576	30,000	7,424
19 WEBSITE HOSTING	2,015	2,220	205
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>73,616</b>	<b>126,345</b>	<b>52,729</b>
<b>INSURANCE</b>	-	-	
22 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	23,839	29,150	5,311
<b>DEBT ADMINISTRATION:</b>			
24 DISSEMINATION AGENT	5,000	10,000	5,000
25 TRUSTEE FEES	8,700	6,550	(2,150)
26 ARBITRAGE	1,250	4,500	3,250
<b>TOTAL DEBT ADMINISTRATION</b>	<b>14,950</b>	<b>21,050</b>	<b>6,100</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>			
29 FIELD MANAGER	-	15,900	15,900
30 AMENITY MANAGEMENT	-	-	-
31 STREETLIGHTS	-	-	-
32 ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	15,500	500
33 STREETPOLE LIGHTING	3,300	20,500	17,200
34 WATER (County)	10,800	10,000	(800)
35 LANDSCAPING MAINTENANCE	60,000	60,000	-
36 LANDSCAPE REPLENISHMENT	5,000	5,500	500
37 IRRIGATION MAINTENANCE	5,000	5,000	-



**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY 24
38 POND MAINTENACE	3,600	-	(3,600)
39 NPDES	2,000	2,000	-
40 PET WASTE REMOVAL	-	-	-
41 POWER SWEEP	1,000	1,000	-
42 STORMWATER DRAINAGE/STORMWATER BANK REPAIR	1,000	10,000	9,000
43 ENVIRONMENTAL MITIGATION & POND MAINTENANCE	8,000	17,000	9,000
44 POND MOWING	8,000	-	(8,000)
45 POND EROSION	-	-	-
46 SECURITY MONITORING	-	-	-
47 REMOTE SECURITY	4,200	4,210	10
48 GATE MANAGEMENT	1,200	1,260	60
49 GATE ACCESS CARDS	-	6,400	6,400
50 RECEPTIONIST/CALL BOXES	1,200	2,000	800
51 FIELD CONTINGENCY	-	80,000	80,000
<b>52 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>129,300</b>	<b>256,270</b>	<b>126,970</b>
<b>53 AMENITY CENTER OPERATIONS</b>			
54 POOL SERVICE CONTRACT & JANITORIAL SERVICES	15,420	20,500	5,080
55 AMENITY MAINTENANCE & REPAIRS	4,800	13,000	8,200
56 POOL PERMIT	250	250	-
57 AMENITY MANAGEMENT	1,800	2,000	200
58 AMENITY CENTER INTERNET	5,100	5,500	400
59 AMENITY CENTER PEST CONTROL	1,320	2,000	680
60 REFUSE SERVICE	1,500	1,500	-
61 MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	5,000	10,000	5,000
62 CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	-	9,600	9,600
<b>63 TOTAL AMENITY CENTER OPERATIONS</b>	<b>35,190</b>	<b>64,350</b>	<b>29,160</b>
<b>64 RESERVES</b>			
65 RESERVE STUDY	-	-	-
<b>66 TOTAL EXPENDITURES*</b>	<b>276,895</b>	<b>497,165</b>	<b>220,270</b>
67			
<b>68 EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
1	<b>GENERAL ADMINISTRATIVE</b>		
2	SUPERVISORS COMPENSATION	12,000	Supervisors are entitled to \$200 per meeting
3	PAYROLL TAXES	-	
4	PAYROLL SERVICES	-	
5	MANAGEMENT CONSULTING SERVICES	33,000	Financial reporting, assessments, accounting/bookkeeping: A/P, A/R, public records, plan & organize Board activity. 10% increase of starting contract price (2018)
6	ADMINISTRATIVE SERVICES	1,650	General expenditures for CDD backoffice operations. 10% increase of starting contract price (2018)
7	CONSTRUCTION ACCOUNTING	-	
8	BANK FEES	150	Bank United fee
9	MISCELLANEOUS, ALLOWANCE, CONTINGENCY	1,500	
10	AUDITING SERVICES	3,150	Contract with DMHB expires FY 2024
11	REGULATORY AND PERMIT FEES	175	
12	LEGAL ADVERTISEMENTS	2,500	
13	ENGINEERING SERVICES	40,000	5/31: Confirmed with DE
14	LEGAL SERVICES	30,000	3/11: Confirmed with DC
15	WEBSITE HOSTING	2,220	10% increase of starting contract price (2018)
16	<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>126,345</b>	
17	<b>INSURANCE</b>		
18	INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	29,150	General Liability and Public Officials, Property and Casualty - 15% of 2023 actual
19	<b>DEBT ADMINISTRATION:</b>		
20	DISSEMINATION AGENT	10,000	for 2 bonds (\$5000 per bond)
21	TRUSTEE FEES	6,550	3/17: Confirmed with Trustee
22	ARBITRAGE	4,500	Arbitrage reporting fee (\$500 per year for 2019A bond series + \$2000 for 2019B bond series
23	<b>TOTAL DEBT ADMINISTRATION</b>	<b>21,050</b>	

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
24	<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>		
25	FIELD MANAGER	15,900	Oversee landscape and amenity vendors, inspection services (3/27: First Coast CMS Proposal)
26	AMENITY MANAGEMENT	-	
27	STREETPOLE LIGHTING	-	102 streetpole lights, avg. \$3,900 month (pay thru HOA budget)
28	ELECTRICITY (IRRIGATION & POND PUMPS)	15,500	
29	STREETLIGHTS	20,500	Streetlights
30	WATER (County)	10,000	St. Johns County Utilities
31	LANDSCAPING MAINTENANCE	60,000	Monthly Contract Price (\$47,970) + 4 times bush hog (\$3,400) + Annual flower rotation (\$3,630) + Mulch (\$5000)
32	LANDSCAPE REPLENISHMENT	5,500	As needed
33	IRRIGATION MAINTENANCE	5,000	As needed
34	POND MAINTENANCE	-	
35	NPDES	2,000	Monthly inspection (weekly)-\$450 plus additional rain event inspections at \$75 per month of CDD property. Assumes one year
36	PET WASTE REMOVAL	-	
37	POWER SWEEP	1,000	
38	STORMWATER DRAINAGE/STORMWATER BANK REPAIR	10,000	Storm drain clean out/bank repairs on CDD property 3/22: Confirmed by DE
39	ENVIRONMENTAL MITIGATION & POND MAINTENANCE	17,000	5% increase of base Charles Aquatics contract (\$1025/month) + additional
40	POND MOWING	-	
41	POND EROSION	-	
42	SECURITY MONITORING	-	
43	REMOTE SECURITY	4,210	5% increase of base High Tech Systems Contact (\$280/month) + 5% increase of DoorKing Contract (\$54/month)
44	GATE MANAGEMENT	1,260	Contract with Alliance Realty (\$100/ month + 5% increase over 2021 contract price)
45	GATE ACCESS CARDS--NEW LINE (Used Previously)	6,400	
46	RECEPTIONIST/CALL BOXES	2,000	5% increase of highest Contact One bill (contract \$45/month + \$1.40 call)

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
47	FIELD CONTINGENCY	80,000	
48	<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>256,270</b>	
49	<b>AMENITY CENTER OPERATIONS</b>		
50	POOL SERVICE CONTRACT & JANITORIAL SERVICES	20,500	3/27: First Coast CMS Proposal for Janitorial & Custodial (\$4800) + pool cleaning and service (\$8080) + common area (\$1500) + \$500/month (pool supplies/chemicals & amenity center supplies)
51	AMENITY MAINTENANCE & REPAIRS	13,000	5% increase of base Cool Connections contract (\$1600 for AC maintenance plus air filters) + pressure washing (2 times per year at \$5000 per event) + Preventative Maintenance contract for fitness center.
52	POOL PERMIT	250	
53	AMENITY MANAGEMENT	2,000	Contract with Alliance Realty (\$150/ month + 5% increase over 2021 contract price)
54	AMENITY CENTER INTERNET	5,500	
55	AMENITY CENTER PEST CONTROL	2,000	\$120/month for Orkin pest control + \$300/year for termite protection
56	REFUSE SERVICE	1,500	Waste Pro contract
57	MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	10,000	
58	CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	9,600	AED for fitness center: \$1300; Windscreens on Pickleball Courts: \$5512; Bangboard: \$600 plus cost inflationary percentage
59	<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>64,350</b>	
60	<b>RESERVES</b>		
61	RESERVE STUDY	-	
62	<b>TOTAL EXPENDITURES*</b>	<b>497,165</b>	

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>NET OPERATIONS &amp; MAINTENANCE (O&amp;M) BUDGET</b>	<b>\$497,165.00</b>
COLLECTION COSTS	\$10,577.98
EARLY PAYMENT DISCOUNT	\$21,155.96
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$528,898.94</u></b>

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2019 DEBT SERVICE <sup>(1)</sup>
PLATTED LOT	367	366
	<u>367</u>	<u>366</u>

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
1.00	367.0	100.0%	\$528,898.94	\$1,441.14
	<u>367.0</u>	<u>100.0%</u>	<u>\$528,898.94</u>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2019 DEBT SERVICE <sup>(2)</sup>	FY 2024 TOTAL PER LOT <sup>(3)</sup>
PLATTED LOT	\$1,441.14	\$2,062.77	<b>\$3,503.91</b>

FY 2023 TOTAL PER LOT	VARIANCE FY23 TO FY24	VARIANCE PER MONTH
\$2,865.41	\$638.50	\$53.21

<sup>(1)</sup> Reflects the total number of lots with Series 2019A debt outstanding.  
<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2019A bond issuance. Includes principal, interest, St. Johns County collection costs and early payment discounts.  
<sup>(3)</sup> Annual assessments that will appear on the November, 2023 St. Johns County property tax bill.

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	<b>SERIES 2019A</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON ROLL	712,381
<b>TOTAL REVENUE</b>	<b>712,381</b>
<b>EXPENDITURES</b>	
INTEREST EXPENSE	
5/1/2024	266,663
11/1/2024	262,725
PRINCIPAL RETIREMENT	
5/1/2024	175,000
<b>TOTAL EXPENDITURES</b>	<b>704,388</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>7,994</b>

NET DEBT SERVICE	\$ 712,381.25
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 45,471.14
<b>GROSS DEBT SERVICE ASSESSMENTS</b>	<b>\$ 757,852.39</b>

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Amount Outstanding</b>
2/1/2021						10,665,000
5/1/2021	170,000	4.50%	277,913	447,913		10,495,000
11/1/2021	-	4.50%	274,088	274,088	722,000	10,495,000
5/1/2022	160,000	4.50%	274,088	434,088		10,335,000
11/1/2022		4.50%	270,488	270,488	704,575	10,335,000
5/1/2023	170,000	4.50%	270,488	440,488		10,165,000
11/1/2023		4.50%	266,663	266,663	707,150	10,165,000
5/1/2024	175,000	4.50%	266,663	441,663		9,990,000
11/1/2024		4.50%	262,725	262,725	704,388	9,990,000
5/1/2025	190,000	4.75%	262,725	452,725		9,800,000
11/1/2025		4.75%	258,213	258,213	710,938	9,800,000
5/1/2026	200,000	4.75%	258,213	458,213		9,600,000
11/1/2026		4.75%	253,463	253,463	711,675	9,600,000
5/1/2027	210,000	4.75%	253,463	463,463		9,390,000
11/1/2027		4.75%	248,475	248,475	711,938	9,390,000
5/1/2028	220,000	4.75%	248,475	468,475		9,170,000
11/1/2028		4.75%	243,250	243,250	711,725	9,170,000
5/1/2029	225,000	4.75%	243,250	468,250		8,945,000
11/1/2029		4.75%	237,906	237,906	706,156	8,945,000
5/1/2030	235,000	4.75%	237,906	472,906		8,710,000
11/1/2030		4.75%	232,325	232,325	705,231	8,710,000
5/1/2031	250,000	5.25%	232,325	482,325		8,460,000
11/1/2031		5.25%	225,763	225,763	708,088	8,460,000
5/1/2032	265,000	5.25%	225,763	490,763		8,195,000
11/1/2032		5.25%	218,806	218,806	709,569	8,195,000
5/1/2033	275,000	5.25%	218,806	493,806		7,920,000
11/1/2033		5.25%	211,588	211,588	705,394	7,920,000
5/1/2034	290,000	5.25%	211,588	501,588		7,630,000
11/1/2034		5.25%	203,975	203,975	705,563	7,630,000
5/1/2035	310,000	5.25%	203,975	513,975		7,320,000
11/1/2035		5.25%	195,838	195,838	709,813	7,320,000
5/1/2036	325,000	5.25%	195,838	520,838		6,995,000
11/1/2036		5.25%	187,306	187,306	708,144	6,995,000
5/1/2037	345,000	5.25%	187,306	532,306		6,650,000
11/1/2037		5.25%	178,250	178,250	710,556	6,650,000
5/1/2038	365,000	5.25%	178,250	543,250		6,285,000
11/1/2038		5.25%	168,669	168,669	711,919	6,285,000
5/1/2039	385,000	5.25%	168,669	553,669		5,900,000
11/1/2039		5.25%	158,563	158,563	712,231	5,900,000
5/1/2040	405,000	5.38%	158,563	563,563		5,495,000
11/1/2040		5.38%	147,678	147,678	711,241	5,495,000
5/1/2041	425,000	5.38%	147,678	572,678		5,070,000
11/1/2041		5.38%	136,256	136,256	708,934	5,070,000
5/1/2042	450,000	5.38%	136,256	586,256		4,620,000
11/1/2042		5.38%	124,163	124,163	710,419	4,620,000
5/1/2043	475,000	5.38%	124,163	599,163		4,145,000
11/1/2043		5.38%	111,397	111,397	710,559	4,145,000
5/1/2044	500,000	5.38%	111,397	611,397		3,645,000
11/1/2044		5.38%	97,959	97,959	709,356	3,645,000
5/1/2045	530,000	5.38%	97,959	627,959		3,115,000
11/1/2045		5.38%	83,716	83,716	711,675	3,115,000
5/1/2046	560,000	5.38%	83,716	643,716		2,555,000
11/1/2046		5.38%	68,666	68,666	712,381	2,555,000
5/1/2047	590,000	5.38%	68,666	658,666		1,965,000
11/1/2047	-	5.38%	52,809	52,809	711,475	1,965,000
5/1/2048	620,000	5.38%	52,809	672,809		1,345,000
11/1/2048	-	5.38%	36,147	36,147	708,956	1,345,000
5/1/2049	655,000	5.38%	36,147	691,147		690,000
11/1/2049	-	5.38%	18,544	18,544	709,691	690,000
5/1/2050	690,000	5.38%	18,544	708,544	708,544	-
<b>Total</b>	<b>\$ 10,665,000</b>		<b>\$ 10,625,281</b>	<b>\$ 21,290,281</b>	<b>\$ 21,290,281</b>	
<b>Footnote:</b>						712,381

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

# EXHIBIT 9



**From:** [Wayne Fusco](#)  
**To:** [Christian Dimaculangan](#)  
**Subject:** RE: Records Request} [#1863] From website  
**Date:** Monday, May 01, 2023 11:53:29 AM

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Chris,

There are 396 voters in that CDD as of today..

Wayne E. Fusco MFCEP, CERA  
Assistant Supervisor of Elections  
for Vicky Oakes, St. Johns County Supervisor of Elections  
4455 Avenue A – Suite #101  
St. Augustine, FL 32095  
Office 904-823-2238  
Fax 904-823-2249  
Certified Election Registration Administrator (CERA)  
Master Florida Certified Elections Professional (MFCEP)  
Member Florida Local Government Information Systems Association (FLGISA)  
VMWare Certified Digital Transformation Specialist

**\*\* Please Note My New Email Address: [wfusco@votesjc.gov](mailto:wfusco@votesjc.gov)**

**Did you know that Online Voter Registration (OVR) is now available in Florida?  
You can register to vote or update your voter registration information 24 hours a day from any  
computer or handheld device at: <https://registertovoteflorida.gov>**

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**From:** no-reply@votesjc.gov <no-reply@votesjc.gov>  
**Sent:** Monday, May 1, 2023 10:07 AM  
**To:** Wayne Fusco <wfusco@votesjc.gov>; FOIA-PRR <FOIA-PRR@votesjc.gov>  
**Subject:** Records Request} [#1863] From website

**CAUTION:** This email originated from outside our organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<b>Attention:</b>	Public Records Requests - Data Requests - Website Issues
<b>Your Name:</b>	Chris Dimaculangan
<b>Your Email:</b>	cdimaculangan@vestapropertyservices.com

**Enter Your Message:**

Hello! We were wondering if there was a registered elector count for Parkland Preserve CDD located in St.

Augustine. It doesn't seem to be on the most recent district list reports, and we'd like to put an exhibit on with the count for presentation and acceptance at their next meeting.

Thank you!

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\*\*\* Under Florida Law, FS 119, email addresses are public record. If you do not want your email address released in response to a public records request, do not send emails to this entity. Instead, please contact this office by phone or in writing.