



***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

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. 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

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](#)

IV. Vendor Reports

- A. Presentation of Yellowstone Irrigation Inspection Report [Exhibit 3](#)
- B. Presentation of Yellowstone Service Report [Exhibit 4](#)
- C. Presentation of Charles Aquatics Pond Reports [Exhibit 5](#)
 - 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 6](#)
- C. Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY 2024 Budget and Setting a Public Hearing (*Budget to be distributed*) [Exhibit 7](#)
- D. Presentation of St. Johns County Number of Qualified Electors – F.S. 190.006 – 396 [Exhibit 8](#)
- 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 & CONST.</u>	<u>2019B ACQ & CONST.</u>	<u>2019A ACQ & CONST. PAR 14</u>	<u>2019B ACQ & CONST. PAR 14</u>	<u>2019A ACQ & CONST SPINE RD</u>	<u>2019B ACQ & CONST. SPINE RD</u>	<u>CONSOLIDATED TOTALS</u>
<u>ASSETS:</u>										
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
TOTAL ASSETS	\$	173,258	\$ 2,269,611	\$ 804,124	\$ 22,431	\$ -	\$ -	\$ -	\$ -	\$ 3,269,423
<u>LIABILITIES:</u>										
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										-
FUND BALANCE:										-
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
TOTAL LIAB. & FUND BAL.	\$	173,258	\$ 2,269,611	\$ 804,124	\$ 22,431	\$ -	\$ -	\$ -	\$ -	\$ 3,269,423

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
I. REVENUE					
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%
TOTAL REVENUE	276,895	7,387	264,985	\$ (11,910)	96%
II. EXPENDITURES					
ADMINISTRATIVE:					
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%
TOTAL ADMINISTRATIVE	73,616	3,976	34,520	(39,096)	47%
INSURANCE:					
INSURANCE	23,839	-	25,344	1,505	106%
TOTAL ADMINISTRATIVE	23,839	-	25,344	1,505	106%
DEBT SERVICE ADMINISTRATION:					
DISSEMINATION AGENT	5,000	-	5,000	-	100%
TRUSTEE FEES	8,700	-	-	(8,700)	0%
ARBITRAGE	1,250	-	-	(1,250)	0%
TOTAL DEBT SERVICE ADMINISTRATION	14,950	-	5,000	(9,950)	33%
PHYSICAL ENVIRONMENT:					
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%
TOTAL PHYSICAL ENVIRONMENT	129,300	8,597	55,985	(73,315)	43%
AMENITY CENTER OPERATIONS:					
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%
TOTAL FIELD OPERATIONS	35,190	3,313	24,883	(10,307)	71%

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

TOTAL EXPENDITURES	<u>276,895</u>	<u>15,886</u>	<u>145,733</u>	<u>(131,162)</u>	<u>53%</u>
OTHER FINANCING SOURCES (USES)					
TRANSFER IN		-	-		
TRANSFER-OUT		-	-		
TOTAL OTHER FINANCING SOURCES (USES)		<u>-</u>	<u>-</u>		
EXCESS REVENUE OVER (UNDER) EXPEND.		<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

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
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	-	-	-	-
TOTAL REVENUE	712,381	77,191	686,169	\$ (26,212)
EXPENDITURES				
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)
TOTAL EXPENDITURES	707,151	-	270,488	(436,664)
EXCESS REVENUE OVER (UNDER) EXPEND.	5,230	77,191	415,682	
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER IN		60	62	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			1,269,925	
FUND BALANCE - ENDING			<u><u>\$ 1,685,669</u></u>	

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>
REVENUE				
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
TOTAL REVENUE	80,575	230,668	457,629	377,054
EXPENDITURES				
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	-	-	-	-
TOTAL EXPENDITURES	80,576	-	635,338	(35,338)
EXCESS REVENUE OVER (UNDER) EXPEND.	(1)	230,668	(177,709)	
OTHER FINANCING SOURCES (USES)				
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>
REVENUE	
BOND PROCEEDS	\$ -
DEVELOPER CONTRIBUTIONS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>-</u>
 EXPENDITURES	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
RETAINAGE EXPENSE	-
TOTAL EXPENDITURES	<u>-</u>
 EXCESS REVENUE OVER (UNDER) EXPEND.	 -
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>
REVENUE	
BOND PROCEEDS	\$ -
DEVELOPER CONTRIBUTIONS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>-</u>
 EXPENDITURES	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
TOTAL EXPENDITURES	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	-
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(3)
FUND BALANCE - BEGINNING	3
 FUND BALANCE - ENDING	<u><u>\$ -</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</u> <u>YEAR-TO-DATE</u>
REVENUE	
BOND PROCEEDS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>-</u>
EXPENDITURES	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
TOTAL EXPENDITURES	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	-
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 YEAR-TO-DATE</u>
REVENUE	
BOND PROCEEDS	\$ -
INTEREST	0
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>0</u>
EXPENDITURES	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
TOTAL EXPENDITURES	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	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>
REVENUE	
BOND PROCEEDS	\$ -
INTEREST	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>-</u>
EXPENDITURES	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
TOTAL EXPENDITURES	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	-
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>
REVENUE	
BOND PROCEEDS	\$ -
INTEREST	0
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>0</u>
EXPENDITURES	
FUNDING REQUESTS	-
REQUISITION EXPENSES	-
TOTAL EXPENDITURES	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	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
10/1/2022						27,082.86
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
10/31/2022				12,889.39	29,354.97	10,617.28
11/03/2022			Deposit	2,243.34		12,860.62
11/08/2022	1455	Alliance Realty and Mangement	Reference: Gate Management. https://dpfg.payableslockbox.com/DocView/		250.00	12,610.62
11/08/2022	1456	Charles Aquatics, Inc	Reference: Monthly Aquatic Management Services for 5 ponds. https://dpfg.		925.00	11,685.62
11/08/2022	1457	Contact One	Reference: 11/1/22 - 11/30/22. https://dpfg.payableslockbox.com/DocView/		64.80	11,620.82
11/08/2022	1458	DPFG M&C	Reference: Amenity Center Shelf. https://dpfg.payableslockbox.com/DocView/		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
11/30/2022				108,783.43	17,580.45	101,820.26
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
12/31/2022				334,840.46	40,110.07
					396,550.65
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
01/31/2023				280,557.09	11,534.66
					665,573.08
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
02/28/2023				98,764.54	23,632.61
					740,705.01
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
03/31/2023				205,955.25	690,097.61
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
				11,441.83	107,329.85
					160,674.63

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

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

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

EXHIBIT 3

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

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

RUN DAYS

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

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 4



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

EXHIBIT 5

6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

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.



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

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 6

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 5th day of June, 2023.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 7

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 ____ DAY OF _____, 2023.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT 8

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

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**

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>

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.

Attention:	Public Records Requests - Data Requests - Website Issues
Your Name:	Chris Dimaculangan
Your Email:	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!

*** 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.