



***PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Monday  
September 25, 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, September 25, 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, September 25, 2023

Time: 4:30 PM

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

**Agenda (Revised 9/22/2023)**

**I. Roll Call**

**II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**III. Business Matters**

A. Consideration & Adoption of **Resolution 2023-09**, Certifying Supervisor Seats [Exhibit 1](#)

B. Consideration & Adoption of **Resolution 2023-10**, Authorizing Rulemaking and Rule Development for Parking Rule, and Setting a Public Hearing for Rule Adoption [Exhibit 2](#)

C. Discussion of Food Vendors Trucks on CDD Owned Property

➤ Emails Regarding Food Truck Schedule [Exhibit 3A](#)

➤ Food Truck Vendor License Agreement [Exhibit 3B](#)

**IV. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 28, 2023 [Exhibit 4](#)

B. Consideration for Acceptance – The July 2023 Unaudited Financial Report [Exhibit 5](#)

C. Consideration for Acceptance – The August 2023 Unaudited Financial Report [Exhibit 6](#)

D. Ratification of Letter Agreement Amendment to Pool Paver and Lake Bank Letter Funding Agreements [Exhibit 7](#)

E. Ratification of Letter Regarding Inadvertent Payments under Funding Request Letter Agreements [Exhibit 8](#)

**V. Vendor Reports**

A. Presentation of Yellowstone Landscape Report [Exhibit 9](#)

B. Presentation of Yellowstone Irrigation Inspection Report [Exhibit 10](#)

C. Presentation of Charles Aquatics Pond Reports [Exhibit 11](#)

➤ August 2023

**VI. Staff Reports**

A. District Manager

➤ Discussion of Resident’s Request on Pickleball Scheduling [Exhibit 12](#)

➤ Consideration of Items regarding On-Site Amenities Management & Volunteer Positions [Exhibit 13](#)

B. District Counsel

➤ Update regarding Bulletin Board Agreement [Exhibit 14](#)

C. District Engineer

➤ Project Completion Update

**VII. Supervisors Requests**

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

**IX. Adjournment**

# EXHIBIT 1

**RESOLUTION 2023-\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT CERTIFYING SUPERVISOR SEATS FOLLOWING SUPERVISOR RESIGNATIONS AND APPOINTMENTS, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, certain members of the Board of Supervisors have resigned from their seats and new members have been appointed to such open seats in accordance with Chapter 190, Florida Statutes, and Florida law; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desires to certify and confirm and the seats and terms held by the members of the Board of Supervisors following such resignations and appointments to open seats.

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

Section 1. The following individuals are found, certified, and declared to have been duly elected or appointed as Supervisor of and for the District to the following seats and terms:

Seat	Supervisor	Term
1	Mohammad Bataineh	11/22-11/26
2	Nasrullah Ghafoor	11/22 – 11/26
3	Vacant	
4	Cynthia Klein	11/20 – 11/24 <sup>1</sup>
5	Chase Balanky	11/22 – 11/24

Section 2. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF SEPTEMBER, 2023.**

**PARKLAND PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

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

\_\_\_\_\_  
\_Chair/Vice Chair

<sup>1</sup> Cynthia Klein appointed to vacant seat in 8/23

# EXHIBIT 2

**RESOLUTION 2023-\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

**WHEREAS**, unauthorized vehicles or vessels on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement policy for District Property and to have vehicles or vessels towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

**WHEREAS**, the Board has determined that it is in the best interest of the district to adopt a parking enforcement rule in accordance with the provisions of Section 715.07, Florida Statutes;

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

**SECTION 1.** A Public Hearing will be held to consider the proposed Parking Enforcement Rule, a copy of which is attached hereto as **Exhibit A**. The Public Hearing will be held at the following date, time and location:

Date: \_\_\_\_\_, 2023  
Time: \_\_\_:\_\_\_ .m.  
Location:

**SECTION 2.** The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in



effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2023.

**ATTEST:**

**PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Parking Enforcement Rule

## Exhibit A

### PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT *PARKING ENFORCEMENT RULE*

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In accordance with Chapters 190 and 120, Florida Statutes, on \_\_\_\_\_, 2023, at a duly noticed public meeting, the Board of Supervisors of the Parkland Preserve Community Development District (“District”) adopted the following rule to govern parking enforcement on District property (“Rule”). This Rule is in addition to, and exclusive of, various state laws and county regulations.

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**SECTION 1. INTRODUCTION.** The District finds that any Vehicle, Vessel, or Trailer parked on the common areas that are located within the boundaries of the District (“District Property”) may cause hazards and danger to the health, safety and welfare of District residents and the public and its property. This Rule is intended to provide the District with the ability to remove Vehicles, Vessels, and Trailers Parked on District Property in violation of the provisions of this Rule.

#### **SECTION 2. DEFINITIONS.**

- A. *District Property.* Includes District-owned roadways, common areas, sidewalks located solely adjacent to District common areas and roadways, the grass strip between sidewalk and roadways located solely adjacent to District common areas, and pond banks.
- B. *Trailer.* Any non-motorized, mobile structure which normally uses wheels that is drawn by a Vehicle.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, including, but not limited to, recreational vehicles, motor homes, buses, and trucks larger than a full-size pickup.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Park or Parked.* A Vehicle, Trailer or Vessel left unattended by its owner or user.

**SECTION 3. ESTABLISHMENT OF NO PARKING ZONES.** District Property is hereby declared a No Parking Zone from Dusk until Dawn seven (7) days a week. The No Parking Zone may be modified in the future by motion or resolution by the Board of Supervisors without further rulemaking proceedings.

**SECTION 4. AMENITY CENTER PARKING PARKING PROHIBITED.** Vehicles, Trailers, and Vessels Parked in the amenity center parking lot must be parked within a demarcated parking space so that

no portion is extended into another space or into the travel portion of the roadway. This section shall be in effect 24 hours a day, 365 days per year. Overflow parking for quests and for parties and other social events, held at the Amenity Center, both private and community-sponsored, shall be restricted to the amenity center parking lot. All homeowners shall be mindful that residents using the amenity center need to have parking available on the lot. Vehicles, trailers, or vessels in violation of this section shall be subject to tow/removal unless a valid letter of permission from the District is displayed on its dashboard.

**SECTION 5. DISTRICT PROPERTY PARKING PROVISION.** At no time may vehicles be parked directly across from one another on the streets. At no time may vehicles be parked on the street within 15 feet of a fire hydrant or any fire protection appliance, within 20 feet of an intersection or a stop sign. Temporary placement of a vehicle used for moving into or out of Parkland Preserve may occur in the driveway or the street directly in front of the home being moved into or out of for a period not to exceed 72 hours. The stopping of Vehicles on the road or at the curb for pick-up of passengers shall be allowed for the limited, reasonable duration of time necessary. Temporary parking for guests and family attending a party or social event at your home shall be allowed for the limited, reasonable duration of the event. Overnight guests or family must park in the owner’s driveway or on the amenity center parking lot. Vehicles, Trailers, or Vessels in violation of this section shall be subject to tow/removal unless a valid letter of permission from the District is displayed on its dashboard.

**SECTION 6. PARKING ENFORCEMENT.** Except where provided otherwise in this Rule, any Vehicle, Trailer, or Vessels Parked in a No Parking Zone are in violation of this Rule (“Unauthorized Vehicle”). The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized to tow/remove Unauthorized Vehicles (“Towing Operator”) in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*, and with the policies set forth herein. Unauthorized Vehicles shall be towed/removed at the owner’s sole expense by a Towing Operator.

**SECTION 7. TOWING/REMOVAL AND ENFORCEMENT PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the No-Parking Zones shall be approved by the District’s Board of Supervisors and shall be placed in conspicuous locations on District property, in accordance with section 715.07, *Florida Statutes*, and any applicable requirements of St. Johns County.
- B. TOWING/REMOVAL AUTHORITY.** The District Manager, and his or her designee, shall have the independent authority to contact the Towing Operator and request the towing of an Unauthorized Vehicle in accordance with Florida law.
- C. ROAM TOWING PERMISSIBLE.** The Towing Operator may patrol the District for violations of this Rule. Unauthorized Vehicles parked in violation of this Rule shall be towed/removed by the Towing Operator in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

**SECTION 8. RULE VIOLATIONS.** Residents may contact the Towing Operator directly for any concerns of violations of this Rule.

**SECTION 9. PARKING AT YOUR OWN RISK.** Vehicles may be parked on District Property to the extent provided by this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: \_\_\_\_\_, 2023

## Exhibit A

### PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT *PARKING ENFORCEMENT RULE*

---

In accordance with Chapters 190 and 120, Florida Statutes, on October 23, 2023, at a duly noticed public meeting, the Board of Supervisors of the Parkland Preserve Community Development District (“District”) adopted the following rule to govern parking enforcement on District property (“Rule”). This Rule is in addition to, and exclusive of, various state laws and county regulations.

---

**SECTION 1. INTRODUCTION.** The District finds that any Vehicle, Vessel, or Trailer parked on the common areas that are located within the boundaries of the District (“District Property”) may cause hazards and danger to the health, safety and welfare of District residents and the public and its property. This Rule is intended to provide the District with the ability to remove Vehicles, Vessels, and Trailers Parked on District Property in violation of the provisions of this Rule.

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- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Park or Parked.* A Vehicle, Trailer or Vessel left unattended by its owner or user.

**SECTION 3. ESTABLISHMENT OF NO PARKING ZONES.** District Property is hereby declared a No Parking Zone from 11:00 p.m. until 6:00 a.m. seven (7) days a week. The No Parking Zone may be modified in the future by motion or resolution by the Board of Supervisors without further rulemaking proceedings.

**SECTION 4. AMENITY CENTER PARKING PARKING PROHIBITED.** Vehicles, Trailers, and Vessels Parked in the amenity center parking lot must be parked within a demarcated parking

space so that no portion is extended into another space or into the travel portion of the roadway. This section shall be in effect 24 hours a day, 365 days per year. Overflow parking for quests and for parties and other social events, held at the Amenity Center, both private and community-sponsored, shall be restricted to the amenity center parking lot. All homeowners shall be mindful that residents using the amenity center need to have parking available on the lot. Vehicles, trailers, or vessels in violation of this section shall be subject to tow/removal unless a valid letter of permission from the District is displayed on its dashboard.

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Effective date: \_\_\_\_\_, 2023

DRAFT

# EXHIBIT 3A



**From:** [Janie H Anderson](#)  
**To:** [Cindy Chapman](#); [P Gribble](#); [David C. McInnes](#)  
**Cc:** [Christine Gordon](#); [Leigh Forrest](#); [Isabella Dux](#); [Kristen Chapman](#)  
**Subject:** RE: Food Truck Schedule  
**Date:** Friday, September 22, 2023 8:23:56 AM  
**Attachments:** [image001.png](#)

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No, I never thought of that. Do I need to cancel them?



**D·R·HORTON**  
*America's Builder*

**JANIE ANDERSON**  
Freedom Lifestyle Director

**D.R. HORTON**  
4220 Race Track Road St. Johns, Florida 32259  
**o:** 904.268.2845 **m:** 904.295.7069

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**From:** Cindy Chapman <cchapman@alliancerm.biz>  
**Sent:** Thursday, September 21, 2023 2:50 PM  
**To:** Janie H Anderson <JHAnderson1@drhorton.com>; P Gribble <gribblep5@gmail.com>; David C. McInnes <dmcinnes@vestapropertyservices.com>  
**Cc:** Christine Gordon <cgordon@alliancerm.biz>; Leigh Forrest <lforrest@alliancerm.biz>; Isabella Dux <idux@alliancerm.biz>; Kristen Chapman <kchapman@alliancerm.biz>  
**Subject:** Re: Food Truck Schedule

[External]

Hi Janies,  
Were these approved by the CDD? They own the streets and parking lot, so it's their liability if anything happens.

**Respectfully,**  
*Cindy Chapman*  
Association Manager  
**ALLIANCE Realty and Management**  
2695 Dobbs Road, St. Augustine FL 32086  
Tele: 904-429-7624  
Fax: 904-217-7712  
[www.AllianceRM.biz](http://www.AllianceRM.biz)

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**From:** Janie H Anderson <JHAnderson1@drhorton.com>  
**Sent:** Thursday, September 21, 2023 8:25:32 AM  
**To:** Kristen Chapman <kchapman@alliancerm.biz>  
**Cc:** [gribblep5@gmail.com](mailto:gribblep5@gmail.com) <[gribblep5@gmail.com](mailto:gribblep5@gmail.com)>  
**Subject:** Food Truck Schedule

I am attaching the list of food trucks that are already scheduled for the next couple of month for the

neighborhood. They come every other Wednesday from 5:00-7:00pm. It is neighbor pay and they park in the Amenity Center parking lot.

October 4 – Wok On Wheels

October 18 – Chubby Burrito

November 1 Kings BBQ

November 15 – Sals Italian

November 29 none

I have asked Kings BBQ for one of the November dates since everyone likes them.



**JANIE ANDERSON**

**Freedom Lifestyle Director**

**D.R. HORTON**

4220 Race Track Road St. Johns, Florida 32259

**o:** 904.268.2845 **m:** 904.295.7069

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**From:** Janie H Anderson  
**Sent:** Tuesday, September 19, 2023 2:43 PM  
**To:** 'Kristen Chapman' <[kchapman@alliancerm.biz](mailto:kchapman@alliancerm.biz)>  
**Subject:** Club Contacts for Parkland Preserve

Kristen I have updated the list of clubs and their contact person for you for Parkland Preserve. Let me know if you have any questions.

**JANIE ANDERSON**

**Freedom Lifestyle Director**

**D.R. HORTON**



**D·R·HORTON**  
*America's Builder*

4220 Race Track Road St. Johns, Florida 32259

**o:** 904.268.2845 **m:** 904.295.7069

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# EXHIBIT 3B

**Parkland Preserve Community Developer District**  
**Food Truck Vendor License Agreement**

Date(s) of Event: \_\_\_\_\_ Name of Vendor: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**I certify that I have read and understood the Terms and Conditions of this License Agreement before signing and that I am at least 18 years of age or older.**

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

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**District Representative**

\_\_\_\_\_  
**Date**

**No electrical outlet will be furnished**

**TERMS AND CONDITIONS OF LICENSE AGREEMENT**

The Parkland Preserve Community Development District ("District") hereby authorizes Vendor to set up in the area specified by the District or its representative and participate in the District's event on the date(s) referenced above. Vendor's participation in the event and use of the District property may be suspended or revoked at any time, with or without cause, at the sole discretion of the District. In the event of such suspension or revocation, reasonable notice of the suspension or revocation will be provided in writing or communicated verbally, which shall be effective immediately upon receipt of such notice by the Vendor in question. Upon such suspension or revocation, Vendor shall immediately cease any activities that encourage, promote or otherwise may reasonably be foreseen to result in increased usage of the District's lands or facilities by the Vendor's patrons.

Vendor shall use all due care to protect the property of the District, the District's Patrons (as that term is defined in the Amenities Rules) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons, agents, or employees. **Vendor is responsible for their own displays and any trash or waste generated by Vendor or its patrons.**

In consideration of the District's agreement to permit Vendor's use of the District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, wholly or in part by, or in connection with, the Vendor's use of the District's facilities for purposes stated in this License Agreement, and their patrons and their officers, agents, employees and guests, including litigation with respect thereto. **Vendor shall comply with all federal, state and local laws, rules, and regulations affecting the provision of food service at the District's lands or facilities, including any applicable executive orders and Centers for Disease Control guidelines ("Laws"). The Vendor shall be held fully responsible for compliance with the Laws, and for ensuring that staff and patrons comply with all applicable social distancing requirements. The District shall not be responsible for either i) informing Vendor of the applicability of the Laws to the Vendor's services, or ii) ensuring Vendor's compliance with the Laws.**

Vendor's obligations under this License Agreement shall include all costs and fees associated with said dispute, litigation, or otherwise, including but not limited to all settlements, judgments, damages, penalties, fines, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees and paralegal fees, incurred throughout all levels of proceedings. Nothing in this License Agreement requires Vendor to indemnify the District for any fault attributable to the District; however, Vendor is required to indemnify the District for any and all percentage of fault attributable to the Vendor and its agents, employees, or anyone related to the Vendor and its operations on the District property. Provided, however, that nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or any other statute. Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, or have questions about the applicability of the Public Records Law, please contact the District Manager at 321-263-0132 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com).

Vendor is responsible for obtaining necessary and appropriate licenses, certifications and insurance required by the State of Florida, and Clay County. **Vendor hereby acknowledges that it has all required permit(s) and license(s):** \_\_\_\_\_ [INITIAL]. **Vendor further agrees to provide the District with a Certificate of Insurance with general liability coverage of at least \$1,000,000 naming the District as additional insured on Vendor's policy which may be determined to be acceptable by the District in its sole discretion.**

Spaces will be reserved by/through \_\_\_\_\_ at Ph: \_\_\_\_\_ or Email: \_\_\_\_\_

# EXHIBIT 4

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, August 28, 2023 at 4:45 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	Dana Harden	Vesta Property Services
16	Jere Earlywine	District Counsel, KE Law Group
17	Bill Schilling	District Engineer, Kimley-Horn
18	Cynthia Klein	Resident

19 *The following is a summary of the discussions and actions taken at the August 28, 2023 Parkland Preserve*  
20 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
21 *request.*

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

24 An audience member asked about easements, stating that he believed that it was common for  
25 landowners to be given compensation when granting easements. Comments were made stating that  
26 plans for Parcel 14 were still under negotiation.

27 An audience member commented that she felt that the agenda items for resignation of current  
28 Supervisors and appointment of CDD resident Supervisors was a good faith gesture on the part of  
29 the Board.

30 **THIRD ORDER OF BUSINESS – Office of Elected Supervisors**

31 A. Consideration of Resignation of Supervisors

32 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
33 accepted the resignation of Supervisor Sara Ascha, for the Parkland Preserve Community Development  
34 District.

35 B. Consideration of Appointment of Supervisors

36 Mr. Bataineh nominated Cynthia Klein to the vacancy on Seat #4. No opposition was heard. No  
37 other nominations were made to any Board vacancies.

38 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
39 approved appointing Cynthia Klein to Seat #4 on the Board of Supervisors for the Parkland Preserve  
40 Community Development District.

41 C. Exhibit 1: Administration of Oath of Office to Newly Elected Supervisors

42 Mr. McInnes administered the Oath of Office to Ms. Klein.

43 D. Exhibit 2: Form 1 Reminder

44 Mr. Earlywine gave an overview of the financial disclosure filing process and deadlines.

45 E. Exhibit 3: Consideration and Adoption of **Resolution 2023-05**, Designating Officers

46 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted  
47 **Resolution 2023-05**, Designating Officers, in substantial form, allowing Staff to Update Officers by  
48 Removing Names of Resigned Supervisors, Adding the Name of the Newly Appointed Supervisor  
49 as an Assistant Secretary and Keeping all Other Officers in Place, for the Parkland Preserve  
50 Community Development District.

51 **FOURTH ORDER OF BUSINESS – Business Matters**

52 A. Exhibit 4: Presentation and Acceptance of the FY 2022 Audited Financial Statements

53 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
54 accepted the FY 2022 Audited Financial Statements, for the Parkland Preserve Community Development  
55 District.

56 B. Exhibit 5: Consideration & Acceptance of Cost Share and License Agreement for Roadway  
57 Access

58 Mr. Earlywine provided an overview of the agreement, noting that the cost share terms held that  
59 the landowner would be responsible for 36% of the shared expenses, and that there were terms  
60 related to granting gate and roadway access for the landowner and residents of the adjacent  
61 property.

62 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
63 accepted the Cost Share and License Agreement for Roadway Access, in substantial form, for the Parkland  
64 Preserve Community Development District.

65 C. Exhibit 6: Consideration of Reciprocal Easement Agreement with Parcel 14

66 Mr. Earlywine presented the agreement, noting that there was some language regarding  
67 construction protections and provisions addressing liability.

68 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
69 accepted the Reciprocal Easement Agreement with Parcel 14, for the Parkland Preserve Community  
70 Development District.

71 D. Exhibit 7: Consideration & Adoption of **Resolution 2023-06**, Adopting FY24 Meeting Schedule

72 Mr. McInnes advised that the meeting schedule would continue with the fourth Monday of each  
73 month, and added that no meeting was scheduled for December 2023 because the fourth Monday  
74 of that month was Christmas Day.



75 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted  
76 **Resolution 2023-06**, Adopting the FY24 Meeting Schedule, for the Parkland Preserve Community  
77 Development District.

78 **FIFTH ORDER OF BUSINESS – Consent Agenda**

- 79 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
80 Meeting Held June 5, 2023
- 81 B. Exhibit 9: Consideration for Acceptance – The May 2023 Unaudited Financial Report
- 82 C. Exhibit 10: Consideration for Acceptance – The June 2023 Unaudited Financial Report
- 83 D. Exhibit 11: Acceptance of Deficit Funding Letter Agreement for Lake Bank Erosion and  
84 Irrigation Repairs

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

87

88 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
89 approved recessing the Regular Meeting for the purpose of conducting the Public Hearing on the FY 2024  
90 Budget, for the Parkland Preserve Community Development District.

91 *(The Board recessed the regular meeting at 5:20 p.m.)*

92 **SIXTH ORDER OF BUSINESS – FY 2023-2024 Budget & Assessment Public Hearing**

- 93 A. Fiscal Year 2023-2024 Budget Public Hearing
- 94 ➤ Open the Public Hearing

95 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
96 approved opening the Fiscal Year 2023-2024 Budget Public Hearing, for the Parkland Preserve Community  
97 Development District.

- 98 ➤ Exhibit 12: Presentation of FY 2023-2024 Budget

99 Mr. McInnes presented the FY 2023-2024 budget, noting increases related to Board  
100 compensation and District staff due to an anticipated increase in the number of meetings  
101 held each year following the Board turnover. Mr. McInnes additionally noted that the  
102 Dissemination Agent line item could be decreased from \$10,000 to \$8,000, and that the  
103 funds for NPDES and Power Sweep would be zeroed out. Additional comments were heard  
104 regarding pond maintenance due to expected stormwater pond erosion, an added line item  
105 for a field manager position, and various utilities and maintenance costs.

- 106 ➤ Public Comments

107 An audience member discussed the 4% discount for early assessments with the District  
108 Manager.

109 Additional comments were heard regarding miscommunications and misunderstandings  
110 based on information from D.R. Horton, and clarification was given that the Board  
111 members were not with D.R. Horton and had only sold the lots to them. Comments were

112 made indicating that any communications from D.R. Horton had not come from the  
113 developer or the CDD Board. In response to some comments about the amount listed under  
114 field contingency, comments were made explaining that a goal of the budget was to build  
115 up capable reserve funds for the future needs of the community.

116 Audience comments were heard expressing appreciation for the explanations and  
117 clarification given to clear up resident concerns. A resident suggested for additional levels  
118 of clarity for the labels for line items, observing that some of the confusion about the field  
119 contingency item was a lack of understanding of its purpose.

120 An audience member noted that the limited amount of information reaching residents, as  
121 well as some previous meetings proceeding quickly without much discussion of the agenda  
122 items being approved, may have led to residents being suspicious and distrustful of the  
123 CDD Board's intent. The audience member commented in support of increased  
124 transparency and opportunities for educating residents of the CDD.

125 ➤ Close the Public Hearing

126 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
127 approved closing the Fiscal Year 2023-2024 Budget Public Hearing, for the Parkland Preserve Community  
128 Development District.

129 *(The Board reconvened the regular meeting at 6:31 p.m.)*

130 B. Exhibit 13: Consideration & Adoption of **Resolution 2023-07**, Adopting Final Budget for FY  
131 2023-2024 and Annual Appropriations

132 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted  
133 **Resolution 2023-07**, Adopting Final Budget for FY 2023-2024 and Annual Appropriations in substantial  
134 form, for the Parkland Preserve Community Development District.

135

136 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
137 approved recessing the Regular Meeting for the purpose of conducting the Public Hearing on the FY 2024  
138 Assessments, for the Parkland Preserve Community Development District.

139 *(The Board recessed the regular meeting at 6:32 p.m.)*

140 C. Fiscal Year 2023-2024 Assessment Public Hearing

141 ➤ Open the Public Hearing

142 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
143 approved opening the Fiscal Year 2023-2024 Assessment Public Hearing, for the Parkland Preserve  
144 Community Development District.

145 ➤ Public Comments

146 Mr. Earlywine clarified for the audience that, while the documents titled the assessments  
147 as "special assessments", these were referring to the residents' annual assessments. In  
148 response to a resident question, Mr. McInnes explained that these were not additional  
149 assessments occurring on top of the assessments that residents were used to paying.

150                   ➤ Close the Public Hearing

151                   On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
152 approved closing the Fiscal Year 2023-2024 Assessment Public Hearing, for the Parkland Preserve  
153 Community Development District.

154                   *(The Board reconvened the regular meeting at 6:36 p.m.)*

155                   D. Exhibit 14: Consideration & Adoption of **Resolution 2023-08**, Levying O&M Assessments for  
156 FY 2023-2024

157                   On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted  
158 **Resolution 2023-08**, Levying O&M Assessments for FY 2023-2024, for the Parkland Preserve Community  
159 Development District.

160                   **SEVENTH ORDER OF BUSINESS – Vendor Reports**

- 161                   A. Exhibit 15: Presentation of Yellowstone Irrigation Inspection Report
- 162                   B. Exhibit 16: Presentation of Yellowstone Service Report
- 163                   C. Exhibit 17: Presentation of Charles Aquatics Pond Reports

- 164                   ➤ June 2023
- 165                   ➤ July 2023

166                   **EIGHTH ORDER OF BUSINESS – Staff Reports**

- 167                   A. District Manager
  - 168                   ➤ Exhibit 18: Discussion of Installing Bulletin Board on CDD Property Adjacent to Amenity  
169 Center
  - 170                   Mr. McInnes stated that the HOA was requesting permission to install the bulletin board at  
171 their own cost. Comments were heard on the need for a copy of the HOA rules for the  
172 purposes of District Counsel drafting an agreement to allow for the bulletin board  
173 installation.

174                   On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
175 approved the installation of the Bulletin Board on CDD Property Adjacent to the Amenity Center, with  
176 District Counsel drafting an agreement on behalf of the CDD, for the Parkland Preserve Community  
177 Development District.

- 178                   ➤ Exhibit 19: Discussion of Resident’s Request on Pickleball Scheduling
- 179                   Following discussion, this item was tabled to the next meeting.

- 180                   B. District Attorney
- 181                   Mr. Earlywine stated that he had no specific issues to bring to the Board’s attention at this time.

- 182                   C. District Engineer
- 183                   Mr. Schilling explained that the 26-month warranty period had been reached for improvements in  
184 Phases 1 and 2, and that he had developed a punch list of warranty items with the County inspector  
185 following a site walkthrough. Mr. Schilling provided an overview of the status of the punch list  
186 items, noting that they were not yet at the point where they had called the County inspector back

187 out for the final review, and advised that Phases 3 and 4 would be reaching the end of their warranty  
188 periods towards the end of 2023. Mr. Schilling stated that they were also in the process of  
189 identifying areas where the homebuilder, D.R. Horton, may have caused damage.

190 **NINTH ORDER OF BUSINESS – Supervisors Requests**

191 There being none, the next item followed.

192 **TENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**  
193 *individual for non-agenda items)*

194 An audience member asked about repair responsibilities for CDD-owned roads. Mr. Earlywine  
195 stated that the maintenance costs generally fell on the CDD’s responsibility, and noted that the  
196 Parcel 14 agreement included a cost-share aspect related to the boulevard part that they would be  
197 using. Mr. Earlywine added that any damage caused by construction was the responsibility of that  
198 company to pay for, though acknowledged that this may sometimes be difficult to prove.

199 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

202 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
203 adjourned the meeting at 6:58 p.m. for the Parkland Preserve Community Development District.

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

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

209

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

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

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

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

210 **Title:**     **Secretary**     **Assistant Secretary**

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

# EXHIBIT 5

Parkland Preserve  
Community Development District

Financial Statements  
Unaudited

Period Ending  
July 31, 2023

**PARKLAND PRESERVE CDD**

**BALANCE SHEET**

**July 31, 2023**

	<u>GEN FUND</u>	<u>2019</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>ASSETS:</b>											
CASH	\$ 98,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,536
GENERAL SUBACCOUNT	-	-	33,958	6	-	-	-	-	-	-	33,965
REVENUE	-	-	477,013	340	-	-	-	-	-	-	477,353
SINKING FUND	-	-	538	-	-	-	-	-	-	-	538
CAPITALIZED INTEREST	-	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE	-	-	766,100	3,780	-	-	-	-	-	-	769,880
COST OF ISSUANCE 2016A-1	-	-	-	-	-	-	-	-	-	-	-
INEREST ACCOUNT	-	-	856	52	-	-	-	-	-	-	908
PREPAYMENT	-	-	28	535	-	-	-	-	-	-	563
BOND REDEMPTION	-	-	2	1,751	-	-	-	-	-	-	1,754
ON ROLL ASSESSMENTS	-	-	-	-	-	-	-	-	-	-	-
EXCESS FEES RECEIVED	-	-	-	-	-	-	-	-	-	-	-
DUE FROM OTHER FUNDS	1,900	-	9,810	-	-	-	-	-	-	-	11,710
ACQUISITION & CONSTRUCTION	-	-	(1)	-	14,431	-	-	-	-	-	14,429
ACCOUNTS RECEIVABLE	1	-	-	-	-	-	-	-	-	-	1
PREPAID	4,367	-	-	-	-	-	-	-	-	-	4,367
DEPOSITS	3,900	-	-	-	-	-	-	-	-	-	3,900
<b>TOTAL ASSETS</b>	<b>\$ 108,703</b>	<b>\$ -</b>	<b>\$ 1,288,304</b>	<b>\$ 6,465</b>	<b>\$ 14,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,417,902</b>

**LIABILITIES:**

ACCOUNTS PAYABLE	4,940	-	-	-	-	-	-	-	-	-	4,940
DUE TO OTHER FUNDS	-	-	-	-	1,900	-	-	-	-	-	1,900
DEFERRED ON ROLL ASSESMENTS	-	-	-	-	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>\$ 4,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,840</b>

**FUND BALANCE:**

NON-SPENDABLE:

DEPOSITS & PREPAID ITEMS	8,267	-	-	-	-	-	-	-	-	-	8,267
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RESTRICTED FOR:





**PARKLAND PRESERVE CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>CURRENT MONTH</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE</b>	<b>% OF BUDGET</b>
<b>I. REVENUE</b>					
SPECIAL ASSESSMENTS - ON-ROLL	\$ 212,764	\$ -	\$ 212,764	\$ -	100%
EXCESS ASSESSMENTS	-	-	490	490	0%
LOT CLOSINGS	-	-	61,302	61,302	0%
DEVELOPER FUNDING	64,131	-	3,120	(61,011)	5%
SPECIAL ASSESSMENTS DEVELOPER	-	-	-	-	0%
MISCELLANEOUS REVENUE	-	-	11,933	11,933	0%
INTEREST	-	12	280	280	0%
<b>TOTAL REVENUE</b>	<b>276,895</b>	<b>12</b>	<b>289,889</b>	<b>12,994</b>	<b>105%</b>
<b>II. EXPENDITURES</b>					
<b>ADMINISTRATIVE:</b>					
PAYROLL TAXES	-	-	-	-	0%
PAYROLL PROCESSING	-	-	-	-	0%
MANAGEMENT CONSULTING SERVICES	30,000	2,500	25,000	(5,000)	83%
ADMINISTRATIVE SERVICES	1,500	125	1,250	(250)	83%
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	0%
BANK FEES	100	-	-	(100)	0%
MISCELLANEOUS	250	-	478	228	191%
AUDITING SERVICES	3,000	-	2,950	(50)	98%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	2,000	-	393	(1,607)	20%
ENGINEERING SERVICES	12,000	-	-	(12,000)	0%
LEGAL SERVICES	22,576	2,936	17,042	(5,534)	75%
WEBSITE HOSTING	2,015	42	1,932	(83)	96%
<b>TOTAL ADMINISTRATIVE</b>	<b>73,616</b>	<b>5,603</b>	<b>49,220</b>	<b>(24,396)</b>	<b>67%</b>
<b>INSURANCE:</b>					
INSURANCE	23,839	-	25,344	1,505	106%
<b>TOTAL INSURANCE</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	-	6,000	(2,700)	69%
ARBITRAGE	1,250	-	-	(1,250)	0%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>14,950</b>	<b>-</b>	<b>11,000</b>	<b>(3,950)</b>	<b>74%</b>
<b>PHYSICAL ENVIRONMENT:</b>					
REMOTE SECURITY	4,200	334	4,046	(154)	96%
POND MAINTENANCE	3,600	-	-	(3,600)	0%
STREETPOLE LIGHTING	3,300	1,990	16,644	13,344	504%
ELECTRICITY (IRRIGATION & PUMPS)	15,000	503	5,207	(9,793)	35%
WATER (COUNTY)	10,800	322	3,184	(7,616)	29%
LANDSCAPING MAINTENANCE	60,000	3,998	38,359	(21,641)	64%
LANDSCAPE REPLEISHMENT	5,000	-	785	(4,215)	16%
IRRIGATION MAINTENANCE	5,000	-	1,274	(3,727)	25%
NPDES	2,000	-	-	(2,000)	0%
GATE MANAGEMENT	1,200	100	13,738	12,538	1145%
POWER SWEEP	1,000	-	-	(1,000)	0%
STORMWATER DRAINAGE	1,000	-	-	(1,000)	0%
ENVIRON, MITIGATION & POND MAINT	8,000	1,025	9,935	1,935	124%

POND MOWING	8,000	-	-	(8,000)	0%
RECEPTIONIST/ CALL BOXES	1,200	139	704	(496)	59%
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>129,300</b>	<b>8,411</b>	<b>93,876</b>	<b>(35,424)</b>	<b>73%</b>
<b>AMENITY CENTER OPERATIONS:</b>					
POOL SERVICE CONTRACT	15,420	1,365	17,768	2,348	115%
AMENITY MAINTENANCE/REPAIRS	4,800	3,613	7,593	2,793	158%
AMENITY MANAGEMENT	1,800	150	1,500	(300)	83%
POOL PERMIT	250	-	350	100	140%
AMENITY CENTER INTERNET	5,100	486	3,081	(2,019)	60%
AMENITY CENTER PEST CONTROL	1,320	118	1,140	(180)	86%
REFUSE SERVICE	1,500	115	1,148	(352)	77%
MISC AMENITY REPAIRS & MAINT/SUPPLIES	5,000	-	8,309	3,309	166%
<b>TOTAL FIELD OPERATIONS</b>	<b>35,190</b>	<b>5,846</b>	<b>40,889</b>	<b>5,699</b>	<b>116%</b>
<b>TOTAL EXPENDITURES</b>	<b>276,895</b>	<b>19,860</b>	<b>220,329</b>	<b>(56,566)</b>	<b>0.795713935</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
TRANSFER IN		-	-		
TRANSFER OUT		-	-		
<b>TOTAL OTHER FINANCING SOURCES(USES)</b>		-	-		
<b>EXCESS REVENUE OVER(UNDER) EXPEND.</b>		<b>(19,848)</b>	<b>69,560</b>		
FUND BALANCE - BEGINNING			34,205		
<b>FUND BALANCE - ENDING</b>			<b>\$ 103,764</b>		

**PARKLAND PRESERVE CDD**  
**2019A**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 2023**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>% OF BUDGET</u>
<b>REVENUE</b>					
SPECIAL ASSESSMENTS (NET)	\$ 546,798	\$ -	\$ 604,289	\$ 57,491	111%
SPECIAL ASSESSMENTS - LOT CLOSINGS	165,583	-	87,255	(78,328)	53%
DEVELOPER FUNDING	-	-	-	-	0%
INTEREST	-	5,091	37,749	37,749	0%
PREPAYMENT INCOME	-	-	-	-	0%
<b>TOTAL REVENUE</b>	<u>712,381</u>	<u>5,091</u>	<u>729,293</u>	<u>16,912</u>	<u>102%</u>
<b>EXPENDITURES</b>					
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-	0%
INTEREST EXPENSE	-	-	-	-	0%
November 1, 2022	270,488	-	270,488	(1)	100%
May 1, 2023	266,663	-	270,488	3,825	101%
PRINCIPAL RETIREMENT	-	-	-	-	0%
PRINCIPAL PAYMENT	-	-	-	-	0%
May 1, 2023	170,000	-	170,000	-	100%
<b>TOTAL EXPENDITURES</b>	<u>707,151</u>	<u>-</u>	<u>710,975</u>	<u>3,824</u>	<u>101%</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND</b>	<u>5,230</u>	<u>5,091</u>	<u>18,318</u>		
<b>OTHER FINANCING SOURCES (USES)</b>					
INTERFUND TRANSFER IN			60		
INTERFUND TRANSFER OUT					
FUND BALANCE - BEGINNING			1,269,925		
<b>FUND BALANCE - ENDING</b>			<u>\$ 1,288,304</u>		

**PARKLAND PRESERVE CDD**  
**2019B**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 2023**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>% OF BUDGET</u>
<b>REVENUE</b>					
SPECIAL ASSESSMENTS (NET)	\$ 80,575	\$ -	\$ -	\$ (80,575)	0%
SPECIAL ASSESSMENTS - LOT CLOSINGS	-	-	342,195	342,195	0%
DEVELOPER FUNDING	-	-	-	-	0%
INTEREST	-	26	13,487	13,487	0%
PREPAYMENT INCOME	-	-	104,632	104,632	0%
<b>TOTAL REVENUE</b>	<u>80,575</u>	<u>26</u>	<u>460,314</u>	<u>379,739</u>	<u>571%</u>
<b>EXPENDITURES</b>					
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-	0%
INTEREST EXPENSE	-	-	-	-	0%
November 1, 2022	40,288	-	35,338	(4,951)	88%
May 1, 2023	40,288	-	18,838	(21,451)	47%
PRINCIPAL RETIREMENT	-	-	-	-	0%
PRINCIPAL PAYMENT	-	-	-	-	0%
May 1, 2023	-	-	1,285,000	1,285,000	0%
<b>TOTAL EXPENDITURES</b>	<u>80,576</u>	<u>-</u>	<u>1,339,175</u>	<u>1,258,599</u>	<u>1662%</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND</b>	<u>(1)</u>	<u>26</u>	<u>(878,861)</u>		
<b>OTHER FINANCING SOURCES (USES)</b>					
INTERFUND TRANSFER IN			17		
INTERFUND TRANSFER OUT					
FUND BALANCE - BEGINNING			885,309		
<b>FUND BALANCE - ENDING</b>			<u>\$ 6,464</u>		

**PARKLAND PRESERVE CDD**  
**2019A ACQ & CONST**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 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	-
ENV MITIGATION & POND MAINTENANCE	8,000
REQUISITION EXPENSES	-
RETAINAGE EXPENSE	-
<b>TOTAL EXPENDITURES</b>	<u>8,000</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND</b>	<u>(8,000)</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	1
FUND BALANCE - BEGINNING	20,532
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 12,531</u></u>

**PARKLAND PRESERVE CDD**  
**2019B ACQ & CONST**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 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>	<u>-</u>
 <b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	3
 FUND BALANCE - BEGINNING	3
 <b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>

**PARKLAND PRESERVE CDD**  
**2019A ACQ & CONST PARCEL 14**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 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>	<u>-</u>
 <b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	59
 FUND BALANCE - BEGINNING	59
 <b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>

**PARKLAND PRESERVE CDD**  
**2019B ACQ & CONST PARCEL 14**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
DEVELOPER CONTRIBUTIONS	-
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>	<u>0</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	14
FUND BALANCE - BEGINNING	14
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 0</u></u>



**PARKLAND PRESERVE CDD**  
**2019A ACQ & CONST SPINE RD**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 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>	<u>-</u>
 <b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	-
 FUND BALANCE - BEGINNING	-
 <b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>

**PARKLAND PRESERVE CDD**  
**2019B ACQ & CONST SPINE RD**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING JULY 31, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
DEVELOPER CONTRIBUTIONS	-
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>	<u>0</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	0
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<u>\$ (0)</u>





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 2023. )		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, #HRR 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>04/30/2023</b>				<b>11,441.83</b>	<b>107,329.85</b>	<b>160,674.63</b>
05/01/2023	100118	Yellowstone Landscape	Invoice: STAUG 519482 (Reference: Landscape Maintenance 5/2023. )		3,997.50	156,677.13
05/03/2023	100119	Charles Aquatics, Inc	Invoice: 47982 (Reference: Monthly Aquatic Management Services for 5 ponds. )		925.00	155,752.13
05/03/2023	100120	First Coast Contract Maintenance Services	Invoice: 7611 (Reference: Amenity services. ) Invoice: 7637 (Reference: Reimbursables. )		2,578.13	153,174.00
05/03/2023	100121	Hi-Tech System Associates, Inc.	Invoice: 384375 (Reference: Fire Alarm Monitoring. )		279.85	152,894.15
05/03/2023	0503ACH1	Waste Pro - Palm Coast	Solid waste service		114.78	152,779.37
05/08/2023	100122	Alliance Realty and Mangement	Invoice: 2023-05-03 (Reference: Gate Management. )		250.00	152,529.37
05/08/2023	100123	Yellowstone Landscape	Invoice: STAUG 524752 (Reference: Spring Annual Installation 2023. )		785.00	151,744.37
05/08/2023	100124	Kutak Rock LLP	Invoice: 3210110 (Reference: General Counsel. )		1,309.50	150,434.87
05/08/2023			Deposit	7,510.21		157,945.08
05/11/2023	1467	Aviary CDD			3,633.56	154,311.52
05/11/2023			Deposit	6,309.00		160,620.52
05/11/2023			Deposit	7,010.00		167,630.52
05/15/2023	100125	DoorKing, Inc.	Invoice: 2022243 (Reference: 4/12/23 to 5/11/23. )		53.95	167,576.57
05/17/2023	0517ACH1	Florida Power & Light	100 Parkland Trail - Apr 6, 2023 to May 5, 2023		794.54	166,782.03
05/18/2023	100126	Orkin	Invoice: 051523-9291 (Reference: Pest Control. )		117.99	166,664.04
05/18/2023	100127	Vesta District Services	Invoice: 410196 (Reference: Monthly contracted management fees. )		2,666.67	163,997.37
05/19/2023	ACH051923	St. Johns County Utility Department	835 Parkland Trl - 3/19/23 to 4/18/23		303.73	163,693.64
05/19/2023	ACH051923	AT&T	Internet 04/28-05/27		133.75	163,559.89
05/23/2023	ACH052323	AT&T	Internet 05/02-06/01		192.60	163,367.29
05/24/2023	100128	Contact One	Invoice: 230501170101 (Reference: 04/20/2023 - 05/19/2023. )		49.40	163,317.89
05/24/2023	0524ACH1	Florida Power & Light	Apr 13, 2023 to May 12, 2023		33.62	163,284.27
05/24/2023	0524ACH2	Florida Power & Light	795 Parkland Trail, #HRR 4/13/23 to 5/12/23		49.82	163,234.45
05/24/2023	0524ACH3	Florida Power & Light	661 Parkland Trl #Fountain Apr 13, 2023 to May 12, 2023		483.46	162,750.99
05/24/2023	0524ACH4	Florida Power & Light	Mar 14, 2023 to May 13, 2023		1,241.44	161,509.55
05/25/2023	100129	Kutak Rock LLP	Invoice: 3224437 (Reference: General Counsel. )		1,513.70	159,995.85
05/31/2023	100130	First Coast Contract Maintenance Services	Invoice: 7659 (Reference: Pool Rail. )		75.00	159,920.85
05/31/2023			Interest	15.86		159,936.71
<b>05/31/2023</b>				<b>20,845.07</b>	<b>21,582.99</b>	<b>159,936.71</b>
06/01/2023	100131	Yellowstone Landscape	Invoice: STAUG 533450 (Reference: Monthly Landscape Maintenance June 2023. )		3,997.50	155,939.21
06/01/2023	0601ACH1	Waste Pro - Palm Coast	Solid waste service		114.78	155,824.43
06/02/2023	100132	Charles Aquatics, Inc	Invoice: 48210 (Reference: Monthly Aquatic Management Services for 5 ponds. )		925.00	154,899.43
06/02/2023	100133	First Coast Contract Maintenance Services	Invoice: 7683 (Reference: Amenity services (Pool and Janitorial). ) Invoice: 7709 (Reference: ...		1,415.91	153,483.52
06/02/2023	100134	Hi-Tech System Associates, Inc.	Invoice: 376078 (Reference: Gate Damage; Reimbursed by Progressive Insurance. ) Invoice: 38614...		7,477.85	146,005.67
06/02/2023	0602ACH1	Florida Department Of Health in St. Johns	Permit number 55-60-1976691		350.35	145,655.32
06/08/2023	100135	Charles Aquatics, Inc	Invoice: 48290 (Reference: Monthly Aquatic Management Services. )		100.00	145,555.32
06/09/2023	100136	Hi-Tech System Associates, Inc.	Invoice: 379469 (Reference: 50pk LM Dual Purpose RFID Tag. ) Invoice: 384653 (Reference: Gate ...		4,374.56	141,180.76
06/13/2023			Deposit	1,819.00		142,999.76
06/13/2023	100137	DoorKing, Inc.	Invoice: 2040792 (Reference: 5/12/23 - 6/11/23. )		53.95	142,945.81
06/13/2023	100138	CA Florida Holdings LLC	Invoice: 0005605746 (Reference: Legal Advertising. )		91.12	142,854.69
06/14/2023	100139	First Coast Contract Maintenance Services	Invoice: 7729 (Reference: Chlorine Pump Repair. )		95.00	142,759.69
06/15/2023	1469	BNY Mellon	Construction, audit and Trustee fee		6,000.00	136,759.69
06/18/2023	ACH061823	AT&T	Internet 05/28-06/27		133.75	136,625.94
06/18/2023	0618ACH1	St. Johns County Utility Department	835 Parkland Trl - 4/19/23 to 5/18/23		368.18	136,257.76
06/20/2023	100141	Vesta District Services	Invoice: 410911 (Reference: Monthly contracted management fees. )		2,666.67	133,591.09
06/21/2023	0621ACH1	Florida Power & Light	100 Parkland Trail - May 5, 2023 to Jun 6, 2023		903.38	132,687.71
06/23/2023	100142	Hi-Tech System Associates, Inc.	Invoice: 387139 (Reference: DunBeam Barcode Decals. )		250.00	132,437.71
06/24/2023	ACH062423	AT&T	Internet 06/02-07/01		192.60	132,245.11
06/27/2023	0627ACH1	Florida Power & Light	May 12, 2023 to Jun 13, 2023		33.41	132,211.70
06/27/2023	0627ACH2	Florida Power & Light	795 Parkland Trail, #HRR 5/13/23 to 6/12/23		75.16	132,136.54
06/27/2023	0627ACH3	Florida Power & Light	May 12, 2023 to 6/13/23		989.94	131,146.60
06/27/2023	0627ACH4	Florida Power & Light	661 Parkland Trl #Fountain May 12, 2023 to Jun 13, 2023		519.55	130,627.05
06/30/2023			Interest	13.26		130,640.31
<b>6/30/2023</b>				<b>1,832.26</b>	<b>31,128.66</b>	<b>130,640.31</b>

**PARKLAND PRESERVE CDD**  
**Cash Reconciliation - General Fund**  
**July 31, 2023**

<b>Balance per Bank Statement</b>	\$	127,832.29
Less: Outstanding Checks		(14,865.72)
Less: Construction Cash		(14,430.68)
<b><i>Adjusted Bank Balance</i></b>	<b>\$</b>	<b><u>98,535.89</u></b>

<b>Beginning Cash Balance per Books</b>	\$	130,640.31
Cash Receipts		11.61
Cash Disbursements		(\$32,116.03)
<b><i>Balance per Books</i></b>	<b>\$</b>	<b><u>98,535.89</u></b>

# EXHIBIT 6

Parkland Preserve  
Community Development District

Financial Statements  
Unaudited

Period Ending  
August 31, 2023



**PARKLAND PRESERVE CDD**

**BALANCE SHEET**

**August 31, 2023**

	<u>GEN FUND</u>	<u>2019A</u>	<u>2019B</u>	<u>2019A ACQ &amp; CONST</u>	<u>CONSOLIDATED TOTALS</u>
<b>ASSETS:</b>					
CASH	\$ 85,027	\$ -	\$ -	\$ -	\$ 85,027
GENERAL SUBACCOUNT	-	34,099	6	-	34,106
REVENUE	-	482,196	357	-	482,553
SINKING FUND	-	538	-	-	538
CAPITALIZED INTEREST	-	-	-	-	-
DEBT SERVICE RESERVE	-	766,100	3,780	-	769,880
COST OF ISSUANCE 2016A-1	-	-	-	-	-
INTEREST ACCOUNT	-	856	52	-	909
PREPAYMENT	-	28	537	-	565
BOND REDEMPTION	-	2	1,759	-	1,761
ON ROLL ASSESSMENTS	-	-	-	-	-
EXCESS FEES RECEIVED	-	-	-	-	-
DUE FROM OTHER FUNDS	1,900	9,810	-	-	11,710
ACQUISITION & CONSTRUCTION	-	-	-	14,431	14,431
ACCOUNTS RECEIVABLE	1	-	-	-	1
PREPAID	4,367	-	-	-	4,367
DEPOSITS	3,900	-	-	-	3,900
<b>TOTAL ASSETS</b>	<b>\$ 95,195</b>	<b>\$ 1,293,630</b>	<b>\$ 6,492</b>	<b>\$ 14,431</b>	<b>\$ 1,409,747</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	4,701	-	-	-	4,701
DUE TO OTHER FUNDS	-	-	-	1,900	1,900
DUE TO DEVELOPER	2,500	-	-	-	-
DEFERRED ON ROLL ASSESMENTS	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>\$ 7,201</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,900</b>	<b>\$ 6,601</b>
<b>FUND BALANCE:</b>					
NON-SPENDABLE:					
DEPOSITS & PREPAID ITEMS	8,267	-	-	-	8,267
RESTRICTED FOR:					
DEBT SERVICE	-	1,269,927	885,309	-	2,155,312
CAPITAL PROJECTS	-	-	-	20,532	20,532
UNASSIGNED	79,727	23,703	(878,818)	(8,001)	(783,464)
<b>TOTAL FUND BALANCES</b>	<b>\$ 87,994</b>	<b>\$ 1,293,630</b>	<b>\$ 6,492</b>	<b>\$ 12,531</b>	<b>\$ 1,400,646</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 95,195</b>	<b>\$ 1,293,630</b>	<b>\$ 6,492</b>	<b>\$ 14,431</b>	<b>\$ 1,407,247</b>

**PARKLAND PRESERVE CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING AUGUST 31, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>CURRENT MONTH</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE</b>	<b>% OF BUDGET</b>
<b>I. REVENUE</b>					
SPECIAL ASSESSMENTS - ON-ROLL	\$ 212,764	\$ -	\$ 212,764	\$ -	100%
EXCESS ASSESSMENTS	-	-	490	490	0%
LOT CLOSINGS	-	-	61,302	61,302	0%
DEVELOPER FUNDING	64,131	-	3,120	(61,011)	5%
SPECIAL ASSESSMENTS DEVELOPER	-	-	-	-	0%
MISCELLANEOUS REVENUE	-	1,850	13,783	13,783	0%
INTEREST	-	9	289	289	0%
<b>TOTAL REVENUE</b>	<b>276,895</b>	<b>1,859</b>	<b>291,748</b>	<b>14,853</b>	<b>105%</b>
<b>II. EXPENDITURES</b>					
<b>ADMINISTRATIVE:</b>					
PAYROLL TAXES	-	-	-	-	0%
PAYROLL PROCESSING	-	-	-	-	0%
MANAGEMENT CONSULTING SERVICES	30,000	2,500	27,500	(2,500)	92%
ADMINISTRATIVE SERVICES	1,500	125	1,375	(125)	92%
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	0%
BANK FEES	100	-	-	(100)	0%
MISCELLANEOUS	250	692	1,214	964	486%
AUDITING SERVICES	3,000	-	2,950	(50)	98%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	2,000	-	393	(1,607)	20%
ENGINEERING SERVICES	12,000	-	1,500	(10,500)	13%
LEGAL SERVICES	22,576	1,124	18,165	(4,411)	80%
WEBSITE HOSTING	2,015	42	1,973	(42)	98%
<b>TOTAL ADMINISTRATIVE</b>	<b>73,616</b>	<b>4,482</b>	<b>55,246</b>	<b>(18,370)</b>	<b>75%</b>
<b>INSURANCE:</b>					
INSURANCE	23,839	-	25,344	1,505	106%
<b>TOTAL INSURANCE</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	-	6,000	(2,700)	69%
ARBITRAGE	1,250	-	-	(1,250)	0%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>14,950</b>	<b>-</b>	<b>11,000</b>	<b>(3,950)</b>	<b>74%</b>
<b>PHYSICAL ENVIRONMENT:</b>					
REMOTE SECURITY	4,200	334	4,380	180	104%
POND MAINTENANCE	3,600	-	-	(3,600)	0%
STREETPOLE LIGHTING	3,300	2,026	18,670	15,370	566%
ELECTRICITY (IRRIGATION & PUMPS)	15,000	563	5,770	(9,230)	38%
WATER (COUNTY)	10,800	-	3,184	(7,616)	29%
LANDSCAPING MAINTENANCE	60,000	3,998	42,357	(17,643)	71%
LANDSCAPE REPLEISHMENT	5,000	-	785	(4,215)	16%
IRRIGATION MAINTENANCE	5,000	-	1,274	(3,727)	25%
NPDES	2,000	-	-	(2,000)	0%
GATE MANAGEMENT	1,200	166	14,149	12,949	1179%
POWER SWEEP	1,000	-	-	(1,000)	0%
STORMWATER DRAINAGE	1,000	-	-	(1,000)	0%
ENVIRON, MITIGATION & POND MAINT	8,000	1,025	10,960	2,960	137%

POND MOWING	8,000	-	-	(8,000)	0%
RECEPTIONIST/ CALL BOXES	1,200	140	844	(356)	70%
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>129,300</b>	<b>8,252</b>	<b>102,373</b>	<b>(26,927)</b>	<b>79%</b>
<b>AMENITY CENTER OPERATIONS:</b>					
POOL SERVICE CONTRACT	15,420	1,365	19,133	3,713	124%
AMENITY MAINTENANCE/REPAIRS	4,800	120	7,713	2,913	161%
AMENITY MANAGEMENT	1,800	-	1,500	(300)	83%
POOL PERMIT	250	-	350	100	140%
AMENITY CENTER INTERNET	5,100	193	3,273	(1,827)	64%
AMENITY CENTER PEST CONTROL	1,320	432	1,572	252	119%
REFUSE SERVICE	1,500	115	1,263	(237)	84%
MISC AMENITY REPAIRS & MAINT/SUPPLIES	5,000	883	9,191	4,191	184%
<b>TOTAL FIELD OPERATIONS</b>	<b>35,190</b>	<b>3,107</b>	<b>43,996</b>	<b>8,806</b>	<b>125%</b>
<b>TOTAL EXPENDITURES</b>	<b>276,895</b>	<b>15,841</b>	<b>237,959</b>	<b>(38,936)</b>	<b>0.85938204</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
TRANSFER IN		-	-		
TRANSFER OUT		-	-		
<b>TOTAL OTHER FINANCING SOURCES(USES)</b>		-	-		
<b>EXCESS REVENUE OVER(UNDER) EXPEND.</b>		<b>(13,981)</b>	<b>53,789</b>		
FUND BALANCE - BEGINNING			34,205		
<b>FUND BALANCE - ENDING</b>			<b>\$ 87,994</b>		

**PARKLAND PRESERVE CDD**  
**2019A**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING AUGUST 31, 2023**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>% OF BUDGET</u>
<b>REVENUE</b>					
SPECIAL ASSESSMENTS (NET)	\$ 546,798	\$ -	\$ 604,289	\$ 57,491	111%
SPECIAL ASSESSMENTS - LOT CLOSINGS	165,583	-	87,255	(78,328)	53%
DEVELOPER FUNDING	-	-	-	-	0%
INTEREST	-	5,325	43,074	43,074	0%
PREPAYMENT INCOME	-	-	-	-	0%
<b>TOTAL REVENUE</b>	<u>712,381</u>	<u>5,325</u>	<u>734,618</u>	<u>22,237</u>	<u>103%</u>
<b>EXPENDITURES</b>					
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-	0%
INTEREST EXPENSE	-	-	-	-	0%
November 1, 2022	270,488	-	270,488	(1)	100%
May 1, 2023	266,663	-	270,488	3,825	101%
PRINCIPAL RETIREMENT	-	-	-	-	0%
PRINCIPAL PAYMENT	-	-	-	-	0%
May 1, 2023	170,000	-	170,000	-	100%
<b>TOTAL EXPENDITURES</b>	<u>707,151</u>	<u>-</u>	<u>710,975</u>	<u>3,824</u>	<u>101%</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND</b>	<u>5,230</u>	<u>5,325</u>	<u>23,643</u>		
<b>OTHER FINANCING SOURCES (USES)</b>					
INTERFUND TRANSFER IN			60		
INTERFUND TRANSFER OUT					
FUND BALANCE - BEGINNING			1,269,926		
<b>FUND BALANCE - ENDING</b>			<u>\$ 1,293,629</u>		

**PARKLAND PRESERVE CDD**  
**2019B**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING AUGUST 31, 2023**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>% OF BUDGET</u>
<b>REVENUE</b>					
SPECIAL ASSESSMENTS (NET)	\$ 80,575	\$ -	\$ -	\$ (80,575)	0%
SPECIAL ASSESSMENTS - LOT CLOSINGS	-	-	342,195	342,195	0%
DEVELOPER FUNDING	-	-	-	-	0%
INTEREST	-	27	13,514	13,514	0%
PREPAYMENT INCOME	-	-	104,632	104,632	0%
<b>TOTAL REVENUE</b>	<u>80,575</u>	<u>27</u>	<u>460,341</u>	<u>379,766</u>	<u>571%</u>
<b>EXPENDITURES</b>					
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-	0%
INTEREST EXPENSE	-	-	-	-	0%
November 1, 2022	40,288	-	35,338	(4,951)	88%
May 1, 2023	40,288	-	18,838	(21,451)	47%
PRINCIPAL RETIREMENT	-	-	-	-	0%
PRINCIPAL PAYMENT	-	-	-	-	0%
May 1, 2023	-	-	1,285,000	1,285,000	0%
<b>TOTAL EXPENDITURES</b>	<u>80,576</u>	<u>-</u>	<u>1,339,175</u>	<u>1,258,599</u>	<u>1662%</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND</b>	<u>(1)</u>	<u>27</u>	<u>(878,834)</u>		
<b>OTHER FINANCING SOURCES (USES)</b>					
INTERFUND TRANSFER IN		-	17		
INTERFUND TRANSFER OUT					
FUND BALANCE - BEGINNING			885,309		
<b>FUND BALANCE - ENDING</b>			<u>\$ 6,491</u>		

**PARKLAND PRESERVE CDD**  
**2019A ACQ & CONST**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING AUGUST 31, 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	-
ENV MITIGATION & POND MAINTENANCE	8,000
REQUISITION EXPENSES	-
RETAINAGE EXPENSE	-
<b>TOTAL EXPENDITURES</b>	<u>8,000</u>
 <b>EXCESS REVENUE OVER (UNDER) EXPEND</b>	 <u>(8,000)</u>
 <b>OTHER FINANCING SOURCES (USES)</b>	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	1
 FUND BALANCE - BEGINNING	 20,532
<b>FUND BALANCE - ENDING</b>	 <u><u>\$ 12,531</u></u>







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 2023. )	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>04/30/2023</b>				<b>11,441.83</b>	<b>107,329.85</b>
05/01/2023	100118	Yellowstone Landscape	Invoice: STAUG 519482 (Reference: Landscape Maintenance 5/2023. )	3,997.50	156,677.13
05/03/2023	100119	Charles Aquatics, Inc	Invoice: 47982 (Reference: Monthly Aquatic Management Services for 5 ponds. )	925.00	155,752.13
05/03/2023	100120	First Coast Contract Maintenance Services	Invoice: 7611 (Reference: Amenity services. ) Invoice: 7637 (Reference: Reimbursables. )	2,578.13	153,174.00
05/03/2023	100121	Hi-Tech System Associates, Inc.	Invoice: 384375 (Reference: Fire Alarm Monitoring. )	279.85	152,894.15
05/03/2023	0503ACH1	Waste Pro - Palm Coast	Solid waste service	114.78	152,779.37
05/08/2023	100122	Alliance Realty and Mangement	Invoice: 2023-05-03 (Reference: Gate Management. )	250.00	152,529.37
05/08/2023	100123	Yellowstone Landscape	Invoice: STAUG 524752 (Reference: Spring Annual Installation 2023. )	785.00	151,744.37
05/08/2023	100124	Kutak Rock LLP	Invoice: 3210110 (Reference: General Counsel. )	1,309.50	150,434.87
05/08/2023			Deposit	7,510.21	157,945.08
05/11/2023	1467	Aviary CDD		3,633.56	154,311.52
05/11/2023			Deposit	6,309.00	160,620.52
05/11/2023			Deposit	7,010.00	167,630.52
05/15/2023	100125	DoorKing, Inc.	Invoice: 2022243 (Reference: 4/12/23 to 5/11/23. )	53.95	167,576.57
05/17/2023	0517ACH1	Florida Power & Light	100 Parkland Trail - Apr 6, 2023 to May 5, 2023	794.54	166,782.03
05/18/2023	100126	Orkin	Invoice: 051523-9291 (Reference: Pest Control. )	117.99	166,664.04
05/18/2023	100127	Vesta District Services	Invoice: 410196 (Reference: Monthly contracted management fees. )	2,666.67	163,997.37
05/19/2023	ACH051923	St. Johns County Utility Department	835 Parkland Trl - 3/19/23 to 4/18/23	303.73	163,693.64
05/19/2023	ACH051923	AT&T	Internet 04/28-05/27	133.75	163,559.89
05/23/2023	ACH052323	AT&T	Internet 05/02-06/01	192.60	163,367.29
05/24/2023	100128	Contact One	Invoice: 230501170101 (Reference: 04/20/2023 - 05/19/2023. )	49.40	163,317.89
05/24/2023	0524ACH1	Florida Power & Light	Apr 13, 2023 to May 12, 2023	33.62	163,284.27
05/24/2023	0524ACH2	Florida Power & Light	795 Parkland Trail, #IRR 4/13/23 to 5/12/23	49.82	163,234.45
05/24/2023	0524ACH3	Florida Power & Light	661 Parkland Trl #Fountain Apr 13, 2023 to May 12, 2023	483.46	162,750.99
05/24/2023	0524ACH4	Florida Power & Light	Mar 14, 2023 to May 13, 2023	1,241.44	161,509.55
05/25/2023	100129	Kutak Rock LLP	Invoice: 3224437 (Reference: General Counsel. )	1,513.70	159,995.85
05/31/2023	100130	First Coast Contract Maintenance Services	Invoice: 7659 (Reference: Pool Rail. )	75.00	159,920.85
05/31/2023			Interest	15.86	159,936.71
<b>05/31/2023</b>				<b>20,845.07</b>	<b>21,582.99</b>
06/01/2023	100131	Yellowstone Landscape	Invoice: STAUG 533450 (Reference: Monthly Landscape Maintenance June 2023. )	3,997.50	155,939.21
06/01/2023	0601ACH1	Waste Pro - Palm Coast	Solid waste service	114.78	155,824.43
06/02/2023	100132	Charles Aquatics, Inc	Invoice: 48210 (Reference: Monthly Aquatic Management Services for 5 ponds. )	925.00	154,899.43
06/02/2023	100133	First Coast Contract Maintenance Services	Invoice: 7683 (Reference: Amenity services (Pool and Janitorial). ) Invoice: 7709 (Reference: ...	1,415.91	153,483.52
06/02/2023	100134	Hi-Tech System Associates, Inc.	Invoice: 376078 (Reference: Gate Damage; Reimbursed by Progressive Insurance. ) Invoice: 38614...	7,477.85	146,005.67
06/02/2023	0602ACH1	Florida Department Of Health in St. Johns	Permit number 55-60-1976691	350.35	145,655.32
06/08/2023	100135	Charles Aquatics, Inc	Invoice: 48290 (Reference: Monthly Aquatic Management Services. )	100.00	145,555.32
06/09/2023	100136	Hi-Tech System Associates, Inc.	Invoice: 379469 (Reference: 50pk LM Dual Purpose RFID Tag. ) Invoice: 384653 (Reference: Gate ...	4,374.56	141,180.76
06/13/2023			Deposit	1,819.00	142,999.76
06/13/2023	100137	DoorKing, Inc.	Invoice: 2040792 (Reference: 5/12/23 - 6/11/23. )	53.95	142,945.81
06/13/2023	100138	CA Florida Holdings LLC	Invoice: 0005605746 (Reference: Legal Advertising. )	91.12	142,854.69
06/14/2023	100139	First Coast Contract Maintenance Services	Invoice: 7729 (Reference: Chlorine Pump Repair. )	95.00	142,759.69
06/15/2023	1469	BNY Mellon	Construction, audit and Trustee fee	6,000.00	136,759.69
06/18/2023	ACH061823	AT&T	Internet 05/28-06/27	133.75	136,625.94
06/18/2023	0618ACH1	St. Johns County Utility Department	835 Parkland Trl - 4/19/23 to 5/18/23	368.18	136,257.76
06/20/2023	100141	Vesta District Services	Invoice: 410911 (Reference: Monthly contracted management fees. )	2,666.67	133,591.09
06/21/2023	0621ACH1	Florida Power & Light	100 Parkland Trail - May 5, 2023 to Jun 6, 2023	903.38	132,687.71
06/23/2023	100142	Hi-Tech System Associates, Inc.	Invoice: 387139 (Reference: DualBeam Barcode Decals. )	250.00	132,437.71
06/24/2023	ACH062423	AT&T	Internet 06/02-07/01	192.60	132,245.11
06/27/2023	0627ACH1	Florida Power & Light	May 12, 2023 to Jun 13, 2023	33.41	132,211.70
06/27/2023	0627ACH2	Florida Power & Light	795 Parkland Trail, #IRR 5/13/23 to 6/12/23	75.16	132,136.54
06/27/2023	0627ACH3	Florida Power & Light	May 12, 2023 to 6/13/23	989.94	131,146.60
06/27/2023	0627ACH4	Florida Power & Light	661 Parkland Trl #Fountain May 12, 2023 to Jun 13, 2023	519.55	130,627.05
06/30/2023			Interest	13.26	130,640.31
<b>6/30/2023</b>				<b>1,832.26</b>	<b>31,128.66</b>
					<b>130,640.31</b>

**PARKLAND PRESERVE CDD**  
**Cash Reconciliation - General Fund**  
**31-Aug-23**

<b>Balance per Bank Statement</b>	\$	101,438.35
Less: Outstanding Checks		(1,980.48)
Less: Construction Cash		(14,430.68)
<b><i>Adjusted Bank Balance</i></b>	<b>\$</b>	<b>85,027.19</b>

<b>Beginning Cash Balance per Books</b>	\$	98,535.89
Cash Receipts		4609.14
Cash Disbursements		(\$18,117.84)
<b><i>Balance per Books</i></b>	<b>\$</b>	<b>85,027.19</b>

# EXHIBIT 7

**September 5, 2023**

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

Parkland Preserve Community Development District  
c/o David McInnes  
District Manager  
DPFG Management and Consulting LLC  
250 International Parkways, Suite 208  
Lake Mary, Florida 32746

**Re: Amendment and Acknowledgement Regarding Pool Deck and Lake Bank Funding Agreements**

Dear David,

The District and NGMB Properties, LLC, previously entered into two funding agreements: the first dated June 2, 2023 for Pool Deck and Landscaping Repairs (“Pool Deck Funding Agreement”), and a second dated June 21, 2023 Lake Bank Erosion and Irrigation Repairs (“Lake Bank Funding Agreement”). We understand that the pool deck paver repairs identified in Exhibit A-2 to the Pool Deck Funding Agreement estimated to cost \$6,528.50 were actually completed for \$2,500 (a savings of \$4,028.85) and that the lake bank erosion and irrigation repairs identified in Exhibit A-1 to the Lake Bank Funding Agreement estimated to cost \$6,000 in fact required additional unanticipated work to complete for total cost of \$10,572.51 (an overage of \$4,572.51). By this letter NGMB Properties acknowledges and agrees that that District may apply the unused funding from the Pool Deck Funding Agreement (\$4,028.85) to the overage incurred to complete the lake bank and erosion repairs under the Lake Bank Funding Agreement (\$4,572.51). This still leaves a shortage of \$543.66 for the District to complete the subject lake bank erosion and irrigation repairs, which the District and NGMB Properties acknowledge and agree the District will fund from available moneys in the District’s budget.

As agreed and acknowledged in both the Pool Deck Funding Agreement and the Lake Bank Funding Agreement, the District agrees to use any funding provided by NGMB Properties for the expenses so identified in the Pool Deck and Lake Bank Funding Agreements, as such funding agreements may be amended herein, for the purposes so identified, and to further take all reasonably necessary steps to promptly levy operations and maintenance assessments to repay such funding in the fiscal year beginning October 1, 2023. Following receipt of such assessments, the District shall repay such funding by no later than January 1, 2024.

September 5, 2023  
NGMB Properties, LLC  
Parkland Preserve CDD

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. Bataineh  
Its: Authorized Representative

Accepted and authorized by:

Signature: M. Bataineh

Print Name: Mohammad Bataineh  
Chair/Vice Chair  
Parkland Preserve CDD

# EXHIBIT 8

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

September 13, 2023

NGMB Properties, LLC  
1473 Riverplace Blvd, Suite 1808  
Jacksonville, Florida 32207

Re: Inadvertent Payments under Funding Request Letter Agreements

Dear Sir or Madam,

I am writing on behalf of the Parkland Preserve Community Development District (the “**District**”), and in connection with those prior letter agreements dated June 2, 2023 and June 21, 2023 (together, “**Funding Agreements**”) whereby NGMB Properties, LLC (“**NGMB**”) agreed to provide funding to the District for use in paying certain District bills, in exchange for an obligation by the District to repay NGMB by January 1, 2024. I understand that, rather than providing funding to the District for the District to pay bills, NGMB inadvertently made payment (“**Inadvertent Payments**”) directly to certain vendors for services covered under the Funding Agreements. The District agrees that such Inadvertent Payments, as described in **Exhibit A**, are for items covered by the Funding Agreements, and agrees to reimburse NGMB for the Inadvertent Payments, consistent with the terms of the Funding Agreements.

Please let me know if you have any questions. Thank you for your attention to this matter.

Sincerely,

Parkland Preserve CDD

*M. Patrick*  
By: \_\_\_\_\_  
Its: Authorized Representative

NGMB Properties, LLC

*M. Patrick*  
By: \_\_\_\_\_  
Its: Authorized Representative

**EXHIBIT A: DIRECT PAYMENTS**

Aug 4, 2023	Online Payment 18076075255 To Yellowstone Landscape 08/04	Bill payment	<b>-\$13,352.75</b>
Aug 4, 2023	Online Payment 18076026668 To ECS Florida LLC 08/04	Bill payment	<b>-\$1,300.00</b>








# Letter re Inadvertent Payments under Funding Agreements - Pakland Preserve 4867-5019-6606 v.1 4869-2174-1951 v.1

Final Audit Report

2023-09-13

Created:	2023-09-13
By:	David McInnes (dmcinnes@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUCQkyDXgR3Vo7c489FOsi_jVCGtZeU0c

## "Letter re Inadvertent Payments under Funding Agreements - Pakland Preserve 4867-5019-6606 v.1 4869-2174-1951 v.1" History

-  Document created by David McInnes (dmcinnes@vestapropertyservices.com)  
2023-09-13 - 1:29:05 PM GMT
-  Document emailed to Mohammad Bataineh (mohammad@mslcompanies.com) for signature  
2023-09-13 - 1:29:45 PM GMT
-  Email viewed by Mohammad Bataineh (mohammad@mslcompanies.com)  
2023-09-13 - 1:35:01 PM GMT
-  Document e-signed by Mohammad Bataineh (mohammad@mslcompanies.com)  
Signature Date: 2023-09-13 - 1:35:12 PM GMT - Time Source: server
-  Agreement completed.  
2023-09-13 - 1:35:12 PM GMT

# EXHIBIT 9



## Landscape Report – Parkland Preserve CDD September 2023

### General Maintenance

- We are continuing with weekly service visits, mowing and detailing.
- We are beginning to prep plant material for winter dormancy as we approach the cooler temperatures and plant growth slows.
- We're continuing non-selective herbicide applications in planting beds for weed growth.

### Fert/Chem

- Our Fert/Chem Supt has made numerous applications including, liquid fertilizer (0-0-25 w/micronutrients) twice in September. We have made a series of applications of selective herbicide for turf weeds.
- We have made multiple applications of insecticide over the Oleander for caterpillar activity and will continue monitoring the turf and plant material for insect/disease activity and treat as needed.
- We are beginning to prepare the turf for the cooler weather and will be applying granular (4-4-5) and liquid (21-0-0) fertilizer applications. We will also be applying a turf pre-emergent in October.

### Special Projects

- Our Irrigation Supt is continuing the monthly inspections, there are no issues to report.
- We have the Fall annual rotation scheduled for late October, pending approval.
- The previously approved proposal for Bahia seed/sod replacement in various common areas is in progress and pending completion.
- There is a Palm Pruning proposal for the Clubhouse area 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 10

# Irrigation Inspection Report

ISCR # \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_

Parkland Preserve

8/12/2023

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 #	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/MPR	MPR	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					2											
PARTIAL CLOGS										3						
STRAIGHTENED																

Note: Above items are part of irrigation wet check

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

Note: Circled items are completed

Please stamp here


DATE COMPLETED \_\_\_\_\_

TECHNICIAN \_\_\_\_\_

ALAN

CLIENT \_\_\_\_\_

# Irrigation Inspection Report

ISCR # \_\_\_\_\_

NAME \_\_\_\_\_

Parkland Preserve

ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_

8/12/2023

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		2																	
STRAIGHTENED																			

Note: Above items are part of irrigation wet check

BROKEN PIPE																			
BROKEN HEADS																			
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

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

# EXHIBIT 11



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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:** August 25, 2023

**Biologist:** Bill Fuller

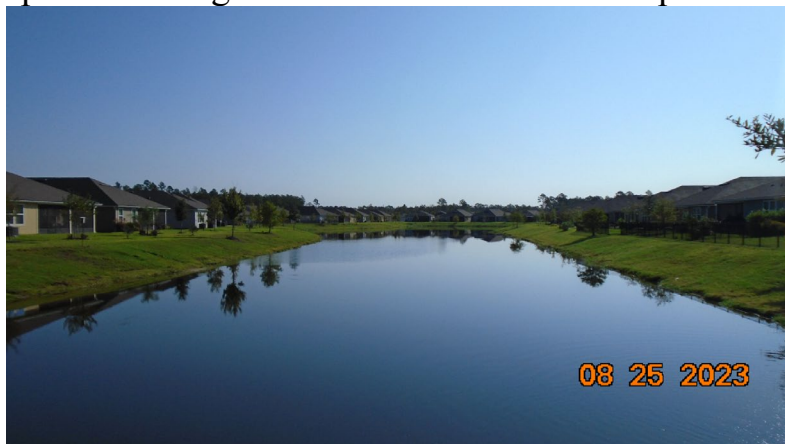
**Client:** Parkland Preserve

**Waterways:** 6 ponds

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



**Pond 2:** This pond was in good condition. No invasive species noted.



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



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



**Pond 5:** This pond was in overall good condition. Treated for perimeter vegetation.



**Pond 6:** This pond was in good condition. No invasive species noted.



# EXHIBIT 12

---

**From:** JIM FITZGERALD <redshirtao@gmail.com>  
**Sent:** Wednesday, August 09, 2023 11:57 AM  
**To:** David C. McInnes <dmcinnes@vestapropertyservices.com>; David C. McInnes <dmcinnes@vestapropertyservices.com>  
**Subject:** PICKLEBALL ORGANIZATION REQUEST TO CDD BOARD

Morning David,

FYI

Below is a copy of my request that I have sent to all five Board Members.

Have a great Day!

V/R

Jim

9 August 2023

I respectfully request the CDD consider that when Janie Anderson leaves Parkland Preserve (currently scheduled for October 2023) that I am allowed to continue to organize the weekly schedule for Pickleball that includes Open Play, Training classes and Tournaments for ALL Residents of Parkland Preserve. Since 6 March 2023, I have provided information to Janie on a weekly/monthly basis for her inclusion into the community-wide weekly emails she distributes.

I will continue to provide this schedule to whomever will be taking over for Janie once she is no longer associated with Parkland Preserve. I will also post this schedule inside the Amenity Center so that all schedules, training, tournaments, and other pickleball-associated events can be viewed by ALL Residents.

Thank you for your consideration!

V/R

Jim Fitzgerald

120 Dove Tree Lane

Saint Augustine, Florida 32095

Parkland Preserve

Cell Phone: (904)-537-1711

# EXHIBIT 13

# Property Management Services Proposal

## **Presented To:**

Parkland Preserve  
Community Development District



245 Riverside Ave. #300  
Jacksonville, Florida 32202  
[VestaPropertyServices.com](http://VestaPropertyServices.com)  
(904) 355-1831

---

September 20, 2023

Dear Parkland Preserve Community Development District Board of Supervisors,

In partnership with my colleagues in our Business Development and Operations teams, I very much appreciate this opportunity to submit our Proposal and show how Vesta Property Services, Inc. is well-qualified to provide the day-to-day management for the operations and maintenance of your District's amenities, infrastructure, and common areas.

Parkland Preserve deserves a well-proven and resourceful CDD specialist with strong, local ties, and a repertoire equipped to tackle a variety of specific issues of concern to your community. *This is something that Vesta is uniquely qualified to provide.*

We fully understand how important your District's amenities are to you and your fellow residents, due to our decades-long reputation of unmatched, local experience and expertise in furnishing a quality, fully-equipped-and-supported management staff that fulfills the needs of dozens of premier CDDs in Florida.

At Vesta, we pride ourselves on our professionalism and lengthy track record of sustained resident satisfaction and trust. Since 1997, Vesta has been continuously and successfully providing contracted Amenity Management Services for CDDs throughout Florida.

We are grateful for the opportunity to discuss how Vesta can best meet your needs. We believe that our services would be a valuable asset to your District, and we are confident that we can create a long-term partnership that is mutually beneficial.

Thank you again for your consideration.



Sincerely,

Dana Harden, LCAM, AMS  
Regional General Manager  
Vesta Property Services  
245 Riverside Ave. #300  
Jacksonville, Florida 32202





## Vesta's Northeast Florida Regional Support Team



### Local Regional Support Team

When you hire Vesta, you hire a team that is far more than just the personnel that you have onsite. Our entire Regional Team lives in Northeast Florida and is constantly in motion in and around your community and area; providing personal assistance to our 65 client-communities (including 19 CDDs) and 400+ team members we deploy in your local area.

Furthermore:

- You will have at least one Regional Team Member (and others as issues/topics warrant) attend *all* of your CDD meetings to support our onsite team, and to be a "benchmarking resource" for the CDD Board, District Staff, and your discussions and decision-making.
- Parkland Preserve Community Development District will receive Specialized Expertise and Support in Amenity Operations; Field Operations and Maintenance; Janitorial Services; Quality Assurance; and Community Management that can be onsite at Parkland Preserve within hours, as needed.
- With Vesta's corporate headquarters and senior leadership in Jacksonville, you'll have further access to a variety of additional resources and industry-related specialized expertise.



## SCOPE-OF-SERVICES

Contractor’s staff at Parkland Preserve Community Development District shall serve the District in a professional manner.

**A. Facility Management and Maintenance:** Included within the Contractor’s responsibilities is the oversight of the recreation facilities. Duties include issuing access cards, processing reservation requests, monitoring the use and condition of the facility, responding to and reporting rules violations, and attempting to resolve issues on behalf of the residents, as appropriate. Attention to detail and top-notch customer service is important to the community. Contractor shall also be responsible for repairing minor issues that do not require a trade license, can be completed in the required time frame, and do not require prior approval from management. Contractor shall procure a third-party proposal for any issue that cannot be repaired “in house.”

**B. Field/Contract Management:** Contractor shall also provide professional interaction with and coordination with outside entities, which may include but not be limited to, coordination with District vendors, the homeowner’s association, landscape maintenance, and other service contractors, along with the administration of contracts with one or more of the same. Contractor shall monitor the performance of the District’s vendors and service providers and ensure that contractual requirements are met. Contractor shall additionally note any maintenance needs for District facilities and procure proposals for repair or additional service when needed.

### C. Janitorial/Custodial Services:

Clubhouse		Pool/Playground Bathrooms	
Empty and replace liners in all garbage cans	Each visit	Wipe down and disinfect partition doors	Each visit
Clean clubhouse restrooms and stock if needed	Each visit	Restock all paper products, soaps, and toiletries	As needed
Clean entrance doors inside and out	Each visit	Dust all light fixtures, vents, and door frames	Monthly
Sweep and mop ceramic tile	Each visit	Exterior/Police Grounds	
Wipe down all tables, coffee tables, end tables	Each visit	Empty all exterior garbage cans and replace liners	Each visit
Clean kitchen area, wipe down appliances	Each visit	Police pool deck for trash	Each visit
Dust all pictures, light fixtures, A/C vents, and TVs	Monthly	Clean exterior windows and windowsills	Monthly
Clean interior windowsills and glass windows	Monthly	Clean soffits and fascia boards	Monthly or as needed
Dust blinds/window treatments and interior ceiling fans	Monthly	Recreational amenities	
Pool/Playground Bathrooms		Arrange pool furniture and blow off decks	Each visit
Empty and replace liners in garbage cans	Each visit	Clean water fountains	Each visit
Sanitize counter tops and diaper changing stations	Each visit	Wipe down pool furniture	Weekly
Sanitize all toilets, urinals, and sinks	Each visit	Check sand in ashtrays and clean/replenish	Monthly
Sweep and sanitize floors	Each visit	High dust exterior ceiling fans and light fixtures	Weekly or as needed
Clean all mirrors	Each visit	Check light bulbs and replace any that are burnt out	Each visit

**D. Pool Maintenance:** Contractor shall provide certified pool technicians to conduct general maintenance of the pool and pool chemicals. This shall include monitoring and maintaining correct water chemistry. A series of water tests shall be conducted at each site visit, and the results of those tests shall be interpreted and used to determine the chemicals needed to maintain purity and balance as recommended by NSPF and as required by the State of Florida. These services shall also include cleaning the filter, pump and skimmer baskets as needed, and for general maintenance and adjustment of pool equipment as needed. The pool will be vacuumed regularly and surface water skimmed to remove floating debris. Pool steps and tiles will be manually cleaned as needed.

The pool must be inspected regularly and anything that appears to be in violation of the State pool code must be corrected, or alternatively management must be notified to that it may be corrected as soon as possible.

A hand-written record must be kept showing activities of the pool, as well as a full test kit onsite at all times. Entries will show water test, chemicals added, filter condition, and whatever maintenance tasks were performed on the pool that day. The routine chemical test performed by the technician shall be Free Chlorine Residual, pH, Acid demand, total Alkalinity, Calcium Hardness, and Cyanuric Acid. If the Contractor recommends additional tests, please specify on the proposal.

Non-routine or additional work will be billed separately only after approval of the District. This includes work on mechanical seals, bearing, gaskets, light bulbs, or any part of the pool that is not "routine" pool maintenance. Chemicals and filter media used to properly treat and balance the pool shall not be included in the pricing and shall be billed separately at actual cost with no markup.

**E. Communication and Board Meetings:** Courteous and respectful communication with the District Board, residents and others shall be expected at all times. Monthly reporting to the District Board of Supervisors will be a required job function along with attendance at Board meetings. A schedule of the District's Board meetings may be found on its website. Recommendations on vendor changes, performance and contract administration responsibility are important job functions. The contractor will not have authority to enter into contracts on behalf of the District, but shall instead present all proposals to the District Manager.

## **II. Staffing**

The staffing responsibilities include all duties associated with employing the recreation staff, such as recruiting, hiring, training, overseeing, and evaluating such personnel. Previously, the staff has included two (2) individual providing all services, with an estimated time commitment of ten (12-14) hours per week. Eight (8) hours weekly for planning and coordinating social events. The Pool Maintenance/Janitorial Services Contractor is required to provide at least two (2) site visit per week during the off season, and three (3) site visits a week during the busy season (Memorial Day to Labor Day). If the respondent would like to propose a different service model, please specify in the proposal.

## GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED

The District consists of 357 residential units located entirely within St. John's County, Florida. The District owns, operates, and maintains various common areas, including ponds, landscape tracts, and an amenity center, which consists of a clubhouse, pools, courts and other related facilities.



"We changed to Vesta in Dec., 2021 and couldn't be happier; wow, what a difference in everything from our Repairs to Special Events! They are on top of everything that needs to be done; Vesta treats our property with the utmost care and dedication to doing it right."

Sheila Papplebon, Board Supervisor; Beach CDD (Tamaya)



Lifestyle



## Premium Events for Any Community Budget

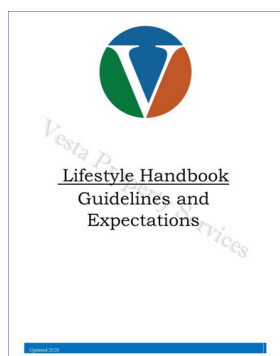
\*Events below are examples and not guaranteed for every community

- Donuts and Coffee
- Summer Kickoff
- Dive In Movies
- Super Bowl Parties/other sporting event nights
- Polar Plunge
- Vendor Fairs
- Carnivals
- Potlucks
- Chili Cookoffs
- Live music at the pool or park
- Off-site sporting event nights
- Scavenger Hunts
- Ice Cream Socials
- 5K's and Triathlons
- Mother Son Dances
- Spring Fling/Eggstravaganza
- Halloween/Fall Festival
- Christmas Tree Lighting/Pics with Santa Claus
- Breakfast or Brunch with the Easter Bunny/Santa Claus
- Letters to Santa
- Memorial Weekend
- Independence Day Celebration
- Daddy Daughter Dance/Mother Son Dance – Mother's Day/Father's Day
- Valentine's Brunch
- Rock Your Shamrock – St. Patrick's Day
- Veteran's Day Celebration
- Monte Carlo or themed Casino Night
- Social Hours with Live Music
- Stand Up Comedy Nights
- Mixology Classes
- Cooking Classes
- Murder Mystery Parties
- Local liquor tastings with cigars
- Daddy Daughter Dances
- Celebrate Your First Responders
- Music Bingo
- Science Comes Alive!
- Concerts of all sizes
- Classic Cars and Coffee
- Fishing Tournaments
- Community Cornhole Competition

**AParkland Preserve Community Development District Proposed Events Budget of \$4,000 can enable community comradery.** Our goal: at least 1 event for families *per quarter*. Recommended events: Easter (Spring Fling), Schools Out Summer Bash, Fall Event and Christmas (Winter Wonderland).



## RESOURCES AND OTHER SUPPORT FOR VESTA'S PROPERTY MANAGERS



- Regional Lifestyle Dir. with 20+ years of experience in events, entertainment and programming for multiple, high-quality companies and communities.
- Vesta's 50-page Lifestyle Handbook used for training and reference.
- Hands-on help with staff turnover/transitions and Managers' use of PTO benefits.
- Preferred Vendors List, enabling some of the best pricing in the industry.
- Quarterly Lifestyle Newsletter provided to the entire state, featuring new vendors, new ideas, and more for *all* Vesta Amenity Managers.
- Monthly Training sessions
- Quarterly Idea-Sharing sessions with all managers.

## Vesta's Approach to Quality Assurance

Our local Regional Support Team, in partnership with our onsite teams, Boards and other stakeholders, have developed scalable and customizable Best Practices tailored to each account and scope-of-service, to ensure an optimal experience for our residents. Our approach has and continues to evolve with feedback, advances in technology, and further experience.

Vesta's approach, while varied in application, is designed to eliminate issues before they occur – or at least quickly and efficiently address them after they are identified – to provide the best possible experience for all stakeholders.

NOTE: These 8 components of Vesta's approach to Quality Assurance are explained further on the following pages.





## Board Reporting And Engagement

We keep track of **Action Items from your CDD meetings**, confirm we have them correctly captured within 48 hrs. of the meeting via email, and then provide to all board members and staff. We then provide updates up through completion of each item to ensure nothing is dropped and expectations are managed accordingly.

Heritage Landing CDD				
Post Meeting Action Items				
2/9/2023				
	Item	Owner	Description	Status/Date
1	Irrigation System	LE/BV	Excessive main line breaks	Board gave a not to exceed \$3,200. Ordered Nelson valve and air relieve valve
2	Dugouts	LE	Turning the dugouts into storage units	Provide maintenance and make them more accessible.
3	Pond sediment	LE	Removal of dirt sediment at edge of pond #4	Board approved
4	Gutters	LE	Replace rusted gutters, install gutter guards, replace gutter collector box	Board approved not to exceed \$2,500
5	Extra Staffing	LE/TM	In need of staff to do trash clean-up and pool cleaning on Saturday and Sunday mornings	Board approved 4 hours
6	Trash cans	LE	Place more trash cans on property	Board recommended we buy wood barrels and move the concrete ones out on property.
7				

## Project Management

- Vesta actively supports all aspects of projects that our client-CDDs undertake, from sourcing vendors, aiding the board in their decision-making process, and then working closely with hired vendors.
- We leverage our expertise and the vendors' while providing accountability regarding their quality-of-work and contracted scope-of-work, to best-ensure that all stakeholders are engaged and kept updated on (1) work progress to-date; (2) that the work is completed on-time; and (3) that the best overall value is provided to the CDD.
- Vesta has many, many years of close experience with local vendors and therefore we share our recommendations across our many client locations.

## Resident Satisfaction

We have found that “point-of-experience” (QR) surveying is far more valuable and less intrusive than formal, periodic, emailed resident surveys. So, we place them conveniently throughout our facilities to capture feedback.

Vesta also monitors social media (Facebook, Nextdoor, etc.) when permitted to do so, and provides clarification to clear up any misperceptions (so they do not “fester” online.) Obviously, our onsite team is regularly in personal contact with residents and acting on their feedback.

## QR Coded Resident Survey

- Located conveniently throughout facilities in aesthetically appropriate placards, to provide an opportunity for residents to easily provide feedback on their experience, and only when they want to do so.
- Surveys can be tailored based on location (tennis courts, events, reception area, pools, café, locker rooms, parks, etc.)
- Residents simply use their phone to complete the quick survey.
- Utilizes rating scale questions to provide benchmarking over time, as well as text boxes to provide detailed and open-ended feedback.
- If residents desire, they can be contacted directly by our team so that we can personally follow up on their experience.
- Survey links can also be placed on the app or website as desired and/or hard copies made available to suit resident-preference.
- Consistent feedback is then shared with the Board through manager reporting, along with any necessary action items.

The image shows a digital survey form titled "JCP Creekside Café Questionnaire". It features a central QR code. The form contains the following sections:

- Overall Satisfaction:** "Please rate your overall satisfaction with the café." with a 5-point scale (1-5) and radio buttons labeled "Poor" and "Excellent".
- Food Quality:** "Please rate the quality of the food at the café." with radio buttons for "Poor", "Okay", "Good", "Great", "Excellent", and "N/A".
- Drink Quality:** "Please rate the quality of the drinks at the café." with radio buttons for "Poor", "Okay", "Good", "Great", "Excellent", and "N/A".
- Additional Feedback:** "Would you like us to follow up with you for any additional feedback or comments? If so, please leave your email or phone number." with a text input field labeled "Your answer" and a "Submit" button.



# Sample: Amenity Operations Board Report



## AMENITIES REPORT

Submitted by: Elizabeth Myers, Community Manager

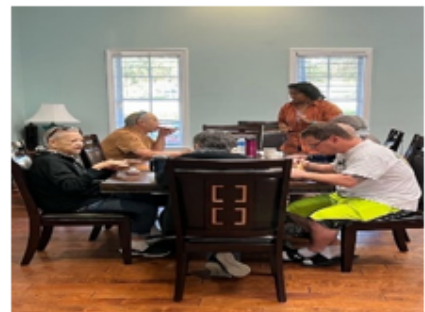
February 23, 2023

February 11<sup>th</sup> – Valentine Event



We catered Olive Garden and resident (Danny) DJ did a great job spinning all the hits.

February 15<sup>th</sup> – Bagel Event



Upcoming Events:

- **Bagel Event:** March 15<sup>th</sup> and 30<sup>th</sup>, come out for some warm yummy treats and conversation.
- **Yard Sale Weekend:** Saturday, March 11<sup>th</sup> and Sunday, March 12<sup>th</sup> weather permitting.
- **Easter Event:** Sunday, April 2<sup>nd</sup> – Easter Bunny, Egg Hunts, Bounce Houses, Yard Games, Food Trucks, and more.

"Vesta is extremely quick to resolve any problems that arise, and their work has been nothing less than stellar. Whether it is a Vesta employee on property, Amenity Manager, General Manager or Sr. Leadership, I have direct access to all and they always respond. They truly care about our community and residents, and enhancing the quality-of-life for them. I could not give a higher or more enthusiastic recommendation. "

Kevin Colcord, past Board Chairman; Bartram Springs CDD

# Sample: Field Operations Board Report



## Facilities Maintenance Report

Cover of splash feature in kiddie pool was repainted:

Before:



After:



Electrical boxes that were hanging loosely were secured and caulked:

Before:



After:



**Estimates for installation of District owned chemical feeders and controllers:**

1. **Big Z Pools Inc - \$10,028** (Please see estimate that was submitted as part of meeting agenda)
2. **United Pool Pros - \$8,640** (Please see estimate submitted as part of meeting agenda)

**\*\*still awaiting estimate of chemical storage containers from Hawkins Chemical. Current containers belong to Poolsure and will be removed upon termination of service\*\***

"We changed to Vesta in 2019 and the differences operationally and professionally are *night-and-day!* Vesta's diligence finds and resolves items that were overlooked previously. They have the talent and resources to handle a lot of these items in-house, something that typically is contracted out by others, at a much higher rate."

Brandon Kirsch, Board Chairman - Tison's Landing CDD



## Parkland Preserve CDD Proposal

### Option 1 - CDD Staff (8 hours onsite)

	<u>Monthly</u>	<u>Annually</u>
Issues Access cards and gate stickers	105.00	1,260.00
Constant Contact (or similar) eblasts events & meetings	35.00	420.00
Amenities Website	150.00	1,800.00
Staff (see duties in proposal)	1,565.42	18,785.00
	<b>\$ 1,855.42</b>	<b>\$ 22,265.00</b>

### Option 2 - Part Time Staff - CDD & Maintenance (including pool)

	<u>Monthly</u>	<u>Annually</u>
Issues Access cards and gate stickers	105.00	1,260.00
Constant Contact (or similar) eblasts events & meetings	35.00	420.00
Amenities Website	150.00	1,800.00
Staff (see duties in proposal) (8 hours weekly)	1,565.42	18,785.00
Janitorial Services (3 days week)	374.67	4,496.00
Facility Maintenance (handyman services)	476.18	5,714.16
Pool Maintenance Services ( 3 days in season/2 days out of season)	2,375.00	28,500.00
	<b>\$ 5,081.26</b>	<b>\$ 60,975.16</b>



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/14/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher Risk Management Services, Inc. 501 Riverside Ave Suite 1000 Jacksonville FL 32218	<b>CONTACT NAME:</b> Jessica Goff	
	<b>PHONE (A/C, No, Ext):</b> 904-548-2301	<b>FAX (A/C, No):</b> 904-634-1302
<b>E-MAIL ADDRESS:</b> Jessica_Goff@ajg.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> Accident Fund Insurance		
<b>INSURER B:</b> Philadelphia Indemnity Insurance Company		18058
<b>INSURER C:</b> Tokio Marine Specialty Ins Co		23850
<b>INSURER D:</b> AXIS Surplus Insurance Company		26620
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**INSURED** VESTAP0001  
 Vesta Property Services, Inc.  
 FT, LLC.  
 245 Riverside Avenue Suite 300  
 Jacksonville FL 32202

**COVERAGES** **CERTIFICATE NUMBER:** 626175375 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		PHPK2365457	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Liquor \$ 1,000,000
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		PHPK2365457	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		PUB810755	4/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below		1400022117	1/1/2022	1/1/2023	PER STATUTE OTH-ER E.L EACH ACCIDENT \$ 1,000,000 E.L DISEASE - EA EMPLOYEE \$ 1,000,000 E.L DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liability		P00100083759101	4/1/2022	1/1/2023	Each Occurrence 2,000,000 Aggregate 2,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Abuse & Molestation - \$1MM/ per occurrence; \$2MM/ annual aggregate. Policy # PHPK2365457 1/1/22-1/1/23  
 Excess policy, written by Tokio, sits over General Liability, Auto Liability, Employee Benefits Liability, Liquor Liability, Abuse or Molestation, and Employer's Liability. 4/1/22-1/1/23  
 Cyber Limit of Liability \$2M Each Claim. Policy # F16450856001 1/1/22-1/1/23 Carrier Westchester Surplus Lines Insurance Co

<b>CERTIFICATE HOLDER</b>  Proof Of Coverage	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b> <i>Jessica Goff</i>

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MMYY/YYY)  
02/23/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.


<b>PRODUCER</b> Associations Insurance Agency, Inc. 5401 North Central Expressway, Suite 315 Dallas, TX 75205		<b>CONTACT NAME:</b> Associations Insurance Agency, Inc. <b>PHONE:</b> (866) 384-8579 <b>FAX:</b> (214) 751-2390 <b>E-MAIL ADDRESS:</b> Info@AssociationsInsuranceAgency.com <b>PRODUCER CUSTOMER ID:</b> 00003921	
<b>INSURED</b> Vesta Property Services 245 Riverside Avenue Suite 300 Jacksonville, FL		<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>	
		<b>INSURER A:</b> Federal Insurance Company	
		<b>INSURER B:</b> AIG Specialty Insurance Company	
		<b>INSURER C:</b> Beazley Insurance Company, Inc.	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MMDD/YYY)	POLICY EXP DATE (MMDD/YYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPI/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea. accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A-C	Various			Various	12/23/2021	08/01/2022	See Page 2 for Policy Limits & Deductibles

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE   Dana Hodge
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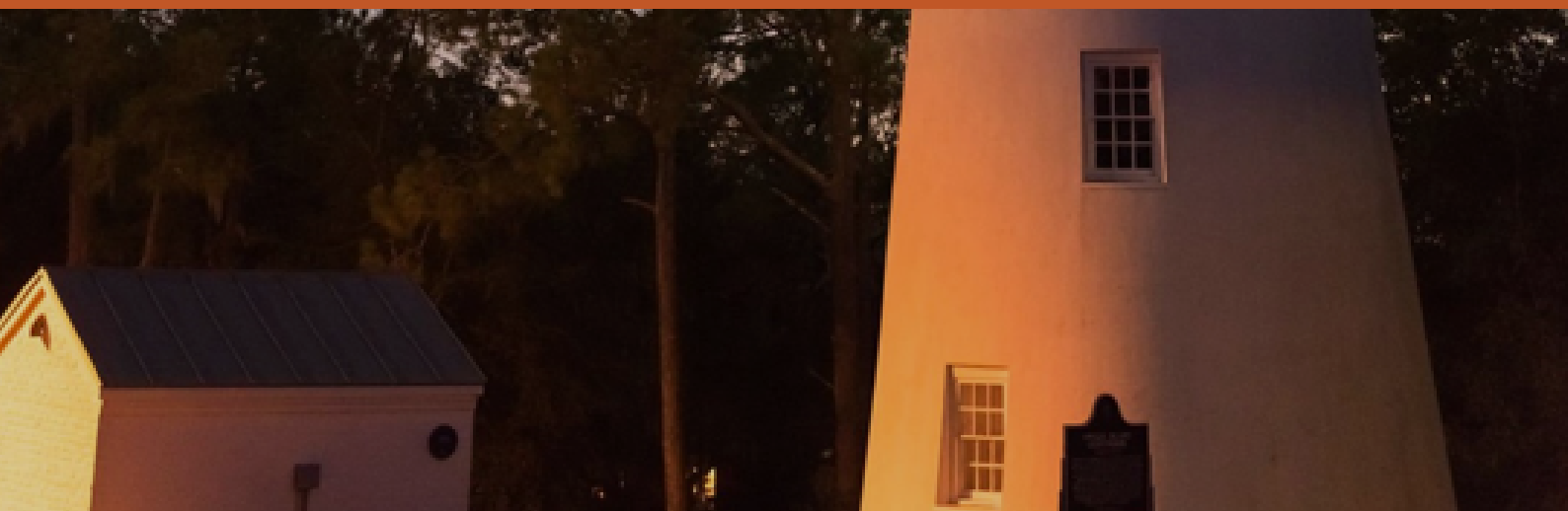
Vesta™



## Contact Us

245 Riverside Ave. #300  
Jacksonville, FL 32202

Phone: (904) 355-1831  
[Contact@VestaPropertyServices.com](mailto:Contact@VestaPropertyServices.com)



# EXHIBIT 14

**LICENSE AGREEMENT BETWEEN PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT AND PARKLAND PRESERVE HOMEOWNER’S ASSOCIATION FOR BULLETIN BOARD**

This License Agreement (the “Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida, with an address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the “District”), and

**PARKLAND PRESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida non-profit corporation with an address of 2695 Dobbs Road, St. Augustine, Florida 32086 (hereinafter the “Licensee”).

**RECITALS**

**WHEREAS**, the District owns and maintains certain facilities, including an amenity center, community mailboxes, and the surrounding land (the “Property”); and

**WHEREAS**, the District desires to enter into an agreement with Licensee to allow for the Licensee to provide for use of the Property to place and maintain a bulletin board; and

**WHEREAS**, Licensee desires to enter into an agreement with the District to do so in accordance with the terms and specifications in this Agreement; and

**NOW, THEREFORE**, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Grant of License; Description of Premises; No Public Forum.** Licensor hereby grants to Licensee a license to place and maintain the bulletin board on the Property (“License”). The District’s decision to provide the License is not intended to create a public forum, but instead the fundamental purpose is to allow communications from the HOA and to the public about upcoming CDD and HOA events. Accordingly, Licensee shall exercise its rights hereunder, subject to all of the terms and conditions hereof, and further subject to all terms and condition specified in the HOA policy governing the bulletin board, attached hereto as **Exhibit A**.

3. **Public Records.** Licensee agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with License granted by the District and agrees to cooperate with public record requests made thereunder. Accordingly,



Licensee shall maintain all records generated relative to its bulletin board on the Property and shall allow the District access to all such documents, papers, letters, or other materials.

4. **Limitation to Described Purpose.** The Property may be occupied and used by Licensee and Licensee's officials, employees, and agents solely for access to and placement of the bulletin board and all purposes incidental thereto. Licensee's use of the Property shall not unreasonably interfere with Licensor's use of the Property for its intended purpose. Further, Licensee agrees that the bulletin board shall be maintained such that its appearance does not detract from the aesthetics of the Property.

5. **Revocation.** The parties acknowledge and agree that this License is a mere privilege and is revocable at the will of the Licensor. The Licensor may revoke the License at its sole discretion for any reason it chooses. In the event that the Licensor exercises its right to revoke this License, Licensor agrees to provide Licensee with ten (10) day's written notice of such revocation. Licensee agrees to remove the bulletin board from the Property within ten (10) day's written notice of such revocation.

6. **Indemnification.** Licensee shall indemnify Licensor for any and all claims, damages, attorney's fees, and liability for personal injuries, property damage, loss of life or property, defamation, constitutional violations, and other legal actions instituted against the Licensor resulting or arising from the Licensee's use of and the bulletin board's occupancy on the Property pursuant to this License.

7. **Limitation of Liability.** Licensee agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

8. **Recovery of Costs and Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

9. **No Third-Party Benefit.** Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

10. **Controlling Law and Venue.** Licensee and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall be in St. Johns County, Florida.

11. **Assignment.** Neither the District nor Licensee shall assign, sublet, or transfer their rights, duties, interest or obligations under this Agreement without the express written consent of the other.

**12. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**13. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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

**15. Notices.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the parties, as follows:

**A. If to Licensee:** Parkland Preserve Homeowners Association  
2695 Dobbs Road  
Saint Augustine, Florida 32086  
Attn: \_\_\_\_\_

**B. If to District:** Parkland Preserve Community Development  
District  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**16. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**IN WITNESS WHEREOF,** the parties hereto have signed and sealed this Agreement on the day and year first written above.

**ATTEST:**

**PARKLAND PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

**ATTEST:**

**PARKLAND PRESERVE HOMEOWNERS  
ASSOCIATION, INC.**

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**Exhibit A:** HOA Policies Governing Bulletin Board

**Exhibit A**  
HOA Policies Governing Bulletin Board

**Rules for Use of Bulletin Board**

Post of all HOA BOD / CDD BOS sponsored meeting and/or workshops  
Post of PP/CDD  
Post of PP/CDD/HOA calendars  
Post of pickleball calendar

**Bulletin Board will not be used to provide information relating to and/or containing:**

1. Private events;
2. Commercial advertisements for events or sale of items;
3. Obscene material, sexually-explicit material or illegal activities;
4. Religious or political material;
5. Alcohol or tobacco products; firearms; adult/mature rated films, television, or video games; or adult entertainment facilities or services;
6. False misleading information;
7. Any material that is an infringement of copyright, trademark or service mark, or is otherwise unlawful or illegal;
8. Any activity that is illegal under federal, state, or local law;
9. Any profane language, or portray images or descriptions of graphic violence;
10. Demeaning or disparaging language toward an individual, group of individuals, entity, or entities;
11. Material that is harmful or disruptive to the District.

The HOA's exercise of its License rights in no way constitutes an endorsement of the HOA posted-content, and the bulletin board shall contain a statement stating that: "The Parkland Preserve Homeowners Association, Inc. is responsible for the content of this bulletin board."

**HOA board of directors has final approval of anything placed on the board**