



***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*

**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

**IV. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 28, 2023 [Exhibit 2](#)

B. Consideration for Acceptance – The July 2023 Unaudited Financial Report [Exhibit 3](#)

C. Consideration for Acceptance – The August 2023 Unaudited Financial Report [Exhibit 4](#)

D. Ratification of Letter Agreement Amendment to Pool Paver and Lake Bank Letter Funding Agreements [Exhibit 5](#)

E. Ratification of Letter Regarding Inadvertent Payments under Funding Request Letter Agreements [Exhibit 6](#)

**V. Vendor Reports**

A. Presentation of Yellowstone Landscape Report *To be Distributed*

B. Presentation of Yellowstone Irrigation Inspection Report *To be Distributed*

C. Presentation of Charles Aquatics Pond Reports [Exhibit 7](#)  
➤ August 2023

**VI. Staff Reports**

A. District Manager

- Discussion of Resident's Request on Pickleball Scheduling
- Consideration of Items regarding On-Site Management & Volunteer Positions

[Exhibit 8](#)

B. District Attorney

- Update regarding Bulletin Board Agreement
- Update regarding Road Access Agreement and Reciprocal Easement Agreement

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 2023-09**

**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 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
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

# EXHIBIT 2

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 3

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					
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					
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>

**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 4



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>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</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					
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					
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>





01/06/2023	100067	First Coast Contract Maintenance Services	Invoice: 7342 (Reference: Amenity services. )		1,105.00	394,314.07
01/09/2023			Deposit	51,176.12		445,490.19
01/12/2023	100068	DPFG M&C	Invoice: 406491 (Reference: Monthly contracted management fees. )		2,666.67	442,823.52
01/13/2023	100069	DoorKing, Inc.	Invoice: 1947761 (Reference: 12/12/22 - 1/11/23. )		53.95	442,769.57
01/13/2023	100070	Waste Pro - Palm Coast	Invoice: 0000375682 (Reference: Monthly Service. )		229.56	442,540.01
01/18/2023	ACH011823	St. Johns County Utility Department	11/19/22 - 12/17/22		299.97	442,240.04
01/18/2023	ACH011823	AT&T	Internet Service 12/28-01/27/23		117.70	442,122.34
01/18/2023			Deposit	196.65		442,318.99
01/20/2023	100071	KE Law Group, PLLC	Invoice: 5234 (Reference: Legal Services for 12/2022. )		2,958.50	439,360.49
01/23/2023	100072	Contact One	Invoice: 230101170101 (Reference: 12/20/2022 - 01/19/2023. )		70.20	439,290.29
01/23/2023			Deposit	229,140.90		668,431.19
01/24/2023	ACH012423	AT&T	Acct #309264701 01/2 - 02/1/23		176.55	668,254.64
01/24/2023	100073	Orkin	Invoice: 238285061 (Reference: Pest Prevention. )		110.00	668,144.64
01/24/2023	12423ACH1	Florida Power & Light	795 Parkland Trail, #IRR 12/13/22 - 12/12/23		40.04	668,104.60
01/24/2023	12423ACH2	Florida Power & Light	Dec 13, 2022 to Jan 12, 2023		740.27	667,364.33
01/24/2023	12423ACH3	Florida Power & Light	661 Parkland Trl #Fountain Dec 13, 2022 to Jan 12, 2023		437.48	666,926.85
01/24/2023	12423ACH4	Florida Power & Light	Dec 13, 2022 to Jan 12, 2023		32.61	666,894.24
01/24/2023	12423ACH5	Florida Power & Light	100 Parkland Trail - Dec 6, 2022 to Jan 6, 2023		791.06	666,103.18
01/27/2023	100074	Charles Aquatics, Inc	Invoice: 47182 (Reference: Fish Barrier Installation Ponds 1 & 5. )		485.10	665,618.08
01/31/2023	100075	First Coast Contract Maintenance Services	Invoice: 7362 (Reference: Repair broken sink plumbing cover. )		45.00	665,573.08
<b>01/31/2023</b>				<b>280,557.09</b>	<b>11,534.66</b>	<b>665,573.08</b>
02/01/2023	1462	St. Johns County Tax Collector	Postage for mailing taxes		68.41	665,504.67
02/01/2023	100076	First Coast Contract Maintenance Services	Invoice: 7375 (Reference: Reimbursables. )		769.99	664,734.68
02/01/2023			Interest	54.69		664,789.37
02/02/2023			Deposit	1,014.73		665,804.10
02/03/2023	100077	Charles Aquatics, Inc	Invoice: 47310 (Reference: Monthly Aquatic Management Services for 5 ponds. )		925.00	664,879.10
02/03/2023	100078	First Coast Contract Maintenance Services	Invoice: 7405 (Reference: Monthly Service. )		1,365.00	663,514.10
02/03/2023	100079	Yellowstone Landscape	Invoice: JAX 486028 (Reference: Monthly Landscape Maintenance January 2023. ) Invoice: JAX 486...		7,995.00	655,519.10
02/03/2023	100080	Hi-Tech System Associates, Inc.	Invoice: 379332 (Reference: Fire Alarm Monitoring. )		279.85	655,239.25
02/08/2023			Deposit	10,515.00		665,754.25
02/09/2023			Deposit	815.00		666,569.25
02/09/2023	100081	Alliance Realty and Mangement	Invoice: 7573-01-01 (Reference: Gate Management. )		250.00	666,319.25
02/13/2023			Deposit	170.00		666,489.25
02/13/2023	100082	DoorKing, Inc.	Invoice: 1965906 (Reference: 1/12/23 - 2/11/23. )		53.95	666,435.30
02/13/2023	100083	First Coast Contract Maintenance Services	Invoice: 7426 (Reference: Power Washing. )		4,000.00	662,435.30
02/18/2023	ACH021823	St. Johns County Utility Department	835 Parkland Trl 12/19/22 - 01/16/23		288.79	662,146.51
02/18/2023	ACH021823	AT&T	Internet Service 1/28-02/27/23		117.70	662,028.81
02/21/2023	100084	Cool connections Inc.	Invoice: 22783367 (Reference: performed maintenance on both A/c systems. )		1,595.86	660,432.95
02/21/2023	100085	DPFG M&C	Invoice: 407501 (Reference: January Billable Expenses. ) Invoice: 407595 (Reference: Monthly c...		3,141.11	657,291.84
02/21/2023	100086	Yellowstone Landscape	Invoice: JAX 491947 (Reference: Tree Removal. )		395.00	656,896.84
02/21/2023	022123ACH1	Florida Power & Light	100 Parkland Trail - Jan 6, 2023 to Feb 6, 2023		827.38	656,069.46
02/22/2023			Deposit	86,195.12		742,264.58
02/23/2023	100087	Orkin	Invoice: 239701003 (Reference: Pest Control. )		110.00	742,154.58
02/24/2023	ACH022423	AT&T	Internet 02-02-03/01/23		176.55	741,978.03
02/27/2023	22723ACH2	Florida Power & Light	795 Parkland Trail, #IRR 1/12/23 to 2/13/23		38.32	741,939.71
02/27/2023	22723ACH3	Florida Power & Light	1/12/23 to 2/13/23		746.14	741,193.57
02/27/2023	22723ACH4	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2023 to Feb 13, 2023		454.63	740,738.94
02/27/2023	22723ACH1	Florida Power & Light	Jan 12, 2023 to Feb 13, 2023		33.93	740,705.01
<b>02/28/2023</b>				<b>98,764.54</b>	<b>23,632.61</b>	<b>740,705.01</b>
03/01/2023	100088	Hi-Tech System Associates, Inc.	Invoice: 377610 (Reference: Fire Alarm Monitoring. )		279.85	740,425.16
03/01/2023	0301ACH1	Waste Pro - Palm Coast	Solid waste service Double paid		114.78	740,310.38
03/03/2023			Deposit	14,721.00		755,031.38
03/06/2023			Deposit	185,624.04		940,655.42
03/06/2023	100089	Charles Aquatics, Inc	Invoice: 47526 (Reference: Monthly Aquatic Management Services for 5 ponds. )		925.00	939,730.42
03/06/2023	100090	First Coast Contract Maintenance Services	Invoice: 7467 (Reference: Amenity services (Pool and Janitorial). ) Invoice: 7489 (Reference: ...		2,228.02	937,502.40
03/06/2023	100091	Yellowstone Landscape	Invoice: JAX 499973 (Reference: Monthly Landscape Maintenance March 2023. )		3,997.50	933,504.90
03/06/2023	100092	Hi-Tech System Associates, Inc.	Invoice: 381040 (Reference: Fire Alarm Monitoring. )		279.85	933,225.05
03/13/2023	100093	Waste Pro - Palm Coast	Invoice: 0000381616 (Reference: Solid waste service. )		114.78	933,110.27
03/13/2023	100094	KILINSKI VAN WYK, PLLC	Invoice: 5913 (Reference: General Matters. )		1,795.50	931,314.77
03/14/2023	100095	DoorKing, Inc.	Invoice: 1984230 (Reference: 2/12/23 - 3/11/23. )		53.95	931,260.82
03/15/2023	100096	Alliance Realty and Mangement	Invoice: 2023-03-13 (Reference: Gate Management. )		250.00	931,010.82
03/15/2023	100097	DPFG M&C	Invoice: 408442 (Reference: Monthly contracted management fees. ) Invoice: 408378 (Reference: ...		2,679.21	928,331.61
03/15/2023	100098	Orkin	Invoice: 031423-9291 (Reference: Commercial Pest Control. )		117.99	928,213.62
03/15/2023	100099	Hi-Tech System Associates, Inc.	Invoice: 67959 (Reference: Service Call. )		95.00	928,118.62
03/18/2023	ACH031823	St. Johns County Utility Department	835 Parkland Trl 1/19/23 - 02/19/23		349.41	927,769.21
03/20/2023	100100	Hi-Tech System Associates, Inc.	Invoice: 381175 (Reference: 25 Pack of Access Control Cards. )		179.97	927,589.24
03/20/2023	100101	KILINSKI VAN WYK, PLLC	Invoice: 6108 (Reference: legal services. )		160.50	927,428.74
03/21/2023	ACH032123	AT&T	Internet Service 02/28-03/27/23		117.70	927,311.04
03/21/2023	0321ACH1	Florida Power & Light	100 Parkland Trail - Feb 6, 2023 to Mar 7, 2023		732.67	926,578.37
03/23/2023	100102	Contact One	Invoice: 230201170101 (Reference: 01/20/2023 - 02/19/2023. ) Invoice: 230301170101 (Reference:...		260.19	926,318.18
03/24/2023	ACH032423	AT&T	Internet 03/02-04/01		176.55	926,141.63
03/28/2023	100103	Orkin	Invoice: 241218462 (Reference: Pest Control. )		117.99	926,023.64
03/28/2023	0328ACH1	Florida Power & Light	Feb 13, 2023 to Mar 14, 2023		746.14	925,277.50
03/28/2023	0328ACH2	Florida Power & Light	661 Parkland Trl #Fountain Feb 13, 2023 to Mar 14, 2023		463.99	924,813.51
03/28/2023	0323ACH3	Florida Power & Light	795 Parkland Trail, #IRR 2/13to 3/14/23		35.52	924,777.99
03/28/2023	0328ACH4	Florida Power & Light	Feb 13, 2023 to Mar 14, 2023		33.23	924,744.76
03/30/2023	1464	Parkland Preserve C/O BNY Mellon Bank	Debt Service Funds		576,919.46	347,825.30
03/30/2023	1465	Parkland Preserve C/O BNY Mellon Bank	Overcollection funds Due to DS		96,506.86	251,318.44
03/30/2023			Deposit	5,531.96		256,850.40
03/31/2023	100104	Kutak Rock LLP	Invoice: 3191882 (Reference: General Counsel. )		366.00	256,484.40
03/31/2023			Interest	78.25		256,562.65
<b>03/31/2023</b>				<b>205,955.25</b>	<b>690,097.61</b>	<b>256,562.65</b>
04/03/2023	100105	Dibartolomeo, McBee, Hartley & Barnes	Invoice: 90089557 (Reference: Audit FYE 09/30/2021. )		2,950.00	253,612.65
04/05/2023	100106	Charles Aquatics, Inc	Invoice: 47750 (Reference: Monthly Aquatic Management Services for 5 ponds. )		925.00	252,687.65
04/05/2023	100107	First Coast Contract Maintenance Services	Invoice: 7536 (Reference: Amenity services for the month of March (Pool and Janitorial). ) Inv...		2,799.76	249,887.89
04/07/2023	100108	Yellowstone Landscape	Invoice: JAX 513323 (Reference: March irrigation repairs. )		556.50	249,331.39
04/07/2023	100109	Hi-Tech System Associates, Inc.	Invoice: 382722 (Reference: Fire Alarm Monitoring. )		279.85	249,051.54
04/11/2023	1466	NGMB Properties, LLC.	Overcollection repayment to NGMB		89,117.18	159,934.36
04/11/2023			Deposit	584.77		160,519.13
04/13/2023			Deposit	7,198.00		167,717.13

04/13/2023	100110	First Coast Contract Maintenance Services	Invoice: 7582 (Reference: Remove gym Equipment. )	65.00	167,652.13
04/13/2023	100111	Orkin	Invoice: 041323-9291 (Reference: Pest Control. )	7.99	167,644.14
04/13/2023			Deposit	330.32	167,974.46
04/13/2023			Deposit	3,303.24	171,277.70
04/14/2023	100112	DoorKing, Inc.	Invoice: 2003290 (Reference: 3/12/23 to 4/11/23. )	53.95	171,223.75
04/18/2023	ACH041823	AT&T	Internet 03/28-04/27	117.70	171,106.05
04/18/2023	100113	Alliance Realty and Mangement	Invoice: 2023-04-13 (Reference: Month of 4/2023. )	250.00	170,856.05
04/18/2023	041823ACH1	St. Johns County Utility Department	835 Parkland Trl 2/19/23 - 3/19/23	484.58	170,371.47
04/18/2023	41823ACH1	Florida Power & Light	100 Parkland Trail - Mar 7, 2023 to Apr 6, 2023	919.70	169,451.77
04/18/2023	100114	Vesta District Services	Month of 4/2023	2,666.67	166,785.10
04/24/2023	ACH042423	AT&T	Internet 04/02-05/01	176.55	166,608.55
04/24/2023	100115	Yellowstone Landscape	Invoice: STAUG 517526 (Reference: Monthly Landscape Maintenance April 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
04/30/2023				11,441.83	107,329.85
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
05/31/2023				20,845.07	21,582.99
05/31/2023					159,936.71
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
6/30/2023				1,832.26	31,128.66
6/30/2023					130,640.31

**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 5

**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 6

**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. B. [Signature]*  
By: \_\_\_\_\_  
Its: Authorized Representative

NGMB Properties, LLC

*M. B. [Signature]*  
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 7

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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

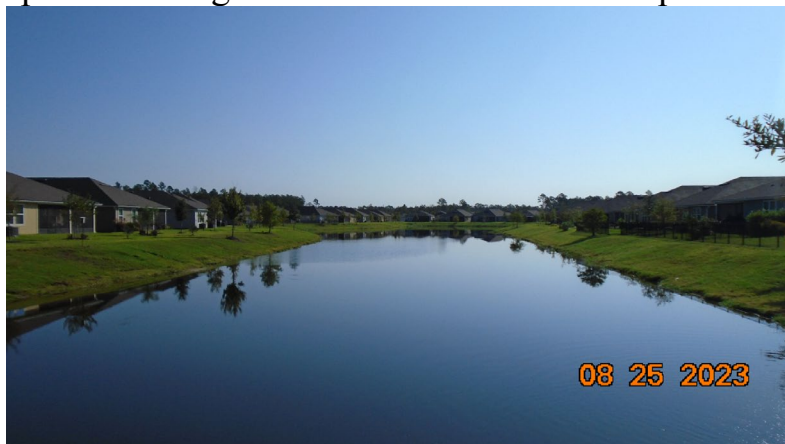
**Client:** Parkland Preserve

**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.



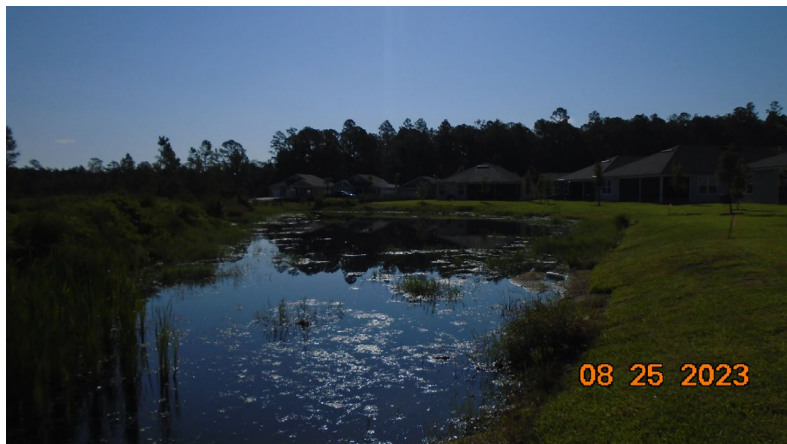
**Pond 3:** This pond was in overall good condition. Treated for perimeter vegetation.



**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 8

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**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