



***PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting  
Meeting***

***Monday  
March 27, 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, March 27, 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@dpgmc.com](mailto:dmcinnes@dpgmc.com). I look forward to seeing you at the meeting.

Sincerely,

*David McInnes*  
District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, March 27, 2023

Time: 4:30 PM

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

Call-in Number: + 1 (929) 205-6099  
Meeting ID: 7055714830

### *Agenda*

**I. Roll Call**

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

**III. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 15, 2022 [Exhibit 1](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Landowners’ Meeting Held November 21, 2022 [Exhibit 2](#)

C. Consideration for Acceptance – The December 2022 Unaudited Financial Report [Exhibit 3](#)

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

E. Ratification of Kutak Rock Fee Agreement [Exhibit 5](#)

F. Ratification of Conveyances [Exhibit 6](#)

i. Quitclaim Deed with Easements - Developer

ii. Quitclaim Deed with Easements - HOA

iii. Quitclaim Bill of Sale

iv. HOA Declaration Amendment

**IV. Administrative Items**

A. Administration of Oath of Office to Newly Elected Supervisors [Exhibit 7](#)

➤ Mohammad Bataineh – Seat #1

➤ Nasrullah Ghafoor – Seat #2

➤ Chase Balanky – Seat #5

**V. Vendor Reports**

A. Presentation of Yellowstone Irrigation Inspection Report

[Exhibit 8](#)

B. Presentation of Charles Aquatics Pond Reports

[Exhibit 9](#)

- August 2022
- September 2022
- October 2022
- November 2022
- December 2022
- January 2023
- February 2023
- March 2023

**VI. Business Matters**

A. Consideration & Adoption of **Resolution 2023-01**, Designating Officers

[Exhibit 10](#)

B. Consideration & Adoption of **Resolution 2023-02**, Designating Signatories

[Exhibit 11](#)

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

**VI. Staff Reports**

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

**VII. Supervisors Requests**

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

**IX. Adjournment**



# EXHIBIT 1

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community  
5 Development District was held on Monday, August 15, 2022 at 4:30 p.m. at Parkland Preserve Amenity  
6 Center, 835 Parkland Trail, St. Augustine, FL 32095, with Zoom conference call available.

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	Sara Ascha	Board Supervisor, Assistant Secretary
12	Chase Balanky	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, DPGF Management & Consulting
15	Jere Earlywine <i>(via phone)</i>	District Counsel, KE Law Group
16	Bill Schilling <i>(via phone)</i>	District Engineer

17 *The following is a summary of the discussions and actions taken at the August 15, 2022 Parkland Preserve*  
18 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
19 *request.*

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

22 There were no audience members present.

23 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
24 recessed the Regular Meeting for the purpose of convening the Budget Public Hearing for the Parkland  
25 Preserve Community Development District.

26 *(The Board recessed the Regular Meeting at 4:31 p.m.)*

27 **THIRD ORDER OF BUSINESS – FY 2023 Budget & Assessment Public Hearing**

28 **A. Fiscal Year 2022-2023 Budget Public Hearing**

29 1. Open the Public Hearing

30 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board opened  
31 the Fiscal Year 2022-2023 Budget Public Hearing for the Parkland Preserve Community Development  
32 District.

33 2. Exhibit 1: Presentation of FY 2022-2023 Budget

34 Mr. McInnes stated that there had been no adjustments made to the budget that had been  
35 approved by the Board.

36 3. Public Comments

37 There being none, the next item followed.

38 4. Close the Public Hearing

39 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board closed  
40 the Fiscal Year 2022-2023 Budget Public Hearing for the Parkland Preserve Community Development  
41 District.

42 *(The Board reconvened the Regular Meeting at 4:32 p.m.)*

43 B. Exhibit 2: Consideration & Adoption of **Resolution 2022-13**, Adopting the Fiscal Year 2022-  
44 2023 Budget

45 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board adopted  
46 **Resolution 2022-13**, Adopting the Fiscal Year 2022-2023 Budget, for the Parkland Preserve Community  
47 Development District.

48 Following the motion, Mr. McInnes looked for a motion to recess the Regular Meeting.

49 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
50 recessed the Regular Meeting for the purpose of convening the Assessment Public Hearing for the Parkland  
51 Preserve Community Development District.

52 *(The Board recessed the Regular Meeting at 4:33 p.m.)*

53 C. **Fiscal Year 2022-2023 Assessment Public Hearing**

54 1. Open the Public Hearing

55 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board opened  
56 the Fiscal Year 2022-2023 Assessment Public Hearing for the Parkland Preserve Community Development  
57 District.

58 2. Public Comments

59 There being none, the next item followed.

60 3. Close the Public Hearing

61 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board closed  
62 the Fiscal Year 2022-2023 Assessment Public Hearing for the Parkland Preserve Community Development  
63 District.

64 *(The Board reconvened the Regular Meeting at 4:34 p.m.)*

65 D. Exhibit 3: Consideration & Adoption of **Resolution 2022-14**, Providing for the Collection &  
66 Enforcement of Special Assessments for Fiscal Year 2022-2023

67 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board adopted  
68 **Resolution 2022-14**, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year  
69 2022-2023, for the Parkland Preserve Community Development District.

70 Following the motion, Mr. McInnes looked for a motion to recess the Regular Meeting.

71 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
72 recessed the Regular Meeting for the purpose of convening the Audit Committee for the Parkland Preserve  
73 Community Development District.

74 *(The Board recessed the Regular Meeting at 4:35 p.m.)*

75 **FOURTH ORDER OF BUSINESS – Audit Committee Meeting**

76 A. Open Audit Committee Meeting

77 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board opened  
78 the Audit Committee Meeting for the Parkland Preserve Community Development District.

79 B. Exhibit 4: Consideration of DMHB Audit Proposal

80 Mr. McInnes briefly reviewed the proposal. Mr. Bataineh recommended keeping the current  
81 auditor and renewing based on the proposal submitted. Mr. Balanky seconded the  
82 recommendation, to which there was no opposition.

83 C. Exhibit 5: Review of RFP and Evaluation Criteria

84 This item was withdrawn from consideration.

85 D. Authorization to Proceed with Publication of RFP

86 This item was withdrawn from consideration.

87 E. Scheduling of Next Meeting Date

88 This item was not considered.

89 F. Close Audit Committee Meeting

90 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board closed  
91 the Audit Committee Meeting for the Parkland Preserve Community Development District.

92 *(The Board reconvened the Regular Meeting at 4:38 p.m.)*

93 **FIFTH ORDER OF BUSINESS – Administration Items**

94 A. Consideration and Acceptance of Audit Committee Recommendations

95 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
96 accepted the Audit Committee Recommendations for the Parkland Preserve Community Development  
97 District.

98 B. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
99 Meeting Held May 26, 2022

100 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
101 approved the Minutes of the Board of Supervisors Regular Meeting Held May 26, 2022 for the Parkland  
102 Preserve Community Development District.

103 C. Exhibit 2: Consideration for Acceptance – The July Unaudited Financial Report

104 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
105 accepted the July Unaudited Financial Report for the Parkland Preserve Community Development District.

106 **SIXTH ORDER OF BUSINESS – Vendor Reports**

107 A. Exhibit 8: Presentation of Charles Aquatics June 2022 Pond Report

108 The June and July 2022 Pond Reports were distributed to the Board.

109 **SEVENTH ORDER OF BUSINESS – Business Matters**

110 A. Exhibit 5: Consideration & Adoption of **Resolution 2022-15**, Adopting Meeting Schedule

111 Mr. McInnes proposed changing the meeting schedule from the 3<sup>rd</sup> Monday of each month to the  
112 4<sup>th</sup> Monday of each month, with the exception of November, December, and July.

113 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board adopted  
114 **Resolution 2022-15**, Adopting Meeting Schedule, for the Parkland Preserve Community Development  
115 District.

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

117 A. District Attorney

118 Mr. Earlywine stated that he had nothing to report.

119 B. District Engineer

120 Mr. Schilling stated that JR Davis was in the process of working on drainage improvements at the  
121 entrance to the community at no cost to the District and noted that he was in the process of looking  
122 into drainage improvements by the pickleball courts with Mr. Balanky. In response to a Supervisor  
123 question, Mr. Schilling indicated that he anticipated the drainage improvements by the pickleball  
124 courts would incur minimal costs to the CDD

125 C. District Manager

126 **This item, originally Item A under the Eighth Order of Business, Staff Reports, was presented**  
127 **out of order.**

128 Mr. McInnes provided an update on mulching and trimming around the Amenity Center. He stated  
129 that a supply chain issue had caused a delay in the mulching.

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

131 There being none, the next item followed.

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

134 There being none, the next item followed.

135 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

138 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board  
139 adjourned the meeting at 4:48 p.m. for the Parkland Preserve Community Development District.

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

143 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
144 **meeting held on March 27, 2023 .**

145

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

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

146 **Title:**    **Secretary**    **Assistant Secretary**

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

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

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

# EXHIBIT 2

1 **MINUTES OF LANDOWNERS' MEETING**  
2 **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Landowners' Meeting of the Board of Supervisors of the Parkland Preserve Community  
5 Development District was held on Monday, November 21, 2022 at 4:30 p.m. at the Parkland Preserve  
6 Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.

7 Present were:

8  
9 David McInnes District Manager, DPCG Management & Consulting  
10 Mohammad Bataineh Board Supervisor  
11

12 **FIRST ORDER OF BUSINESS - Call to Order**

13 Mr. McInnes called the meeting to order.  
14

15 **SECOND ORDER OF BUSINESS – Exhibit 1: Proof of Publication**  
16

17 **THIRD ORDER OF BUSINESS - Election of Chair**

18 Mr. McInnes appointed himself as Chair of the Landowner's Meeting.  
19

20 **FOURTH ORDER OF BUSINESS - Election of Secretary (optional)**

21 No Secretary was elected for this meeting.  
22

23 **FIFTH ORDER OF BUSINESS - Determination of Number of Voting Units Present**

24 Mr. McInnes stated that it had been determined that there were 145 voting units represented, and  
25 that a proxy by NGMB Properties, LLC authorized Mohammad Bataineh to cast votes on behalf of the  
26 landowner.  
27

28 **SIXTH ORDER OF BUSINESS - Nominations of Candidates**

29 Mr. McInnes stated that three seats on the Board of Supervisors were up for election, and asked for  
30 any nominations to the seats.

31 Mr. Bataineh nominated Mohammad Bataineh for Seat #1. There were no other nominations for  
32 Seat #1.

33 Mr. Bataineh nominated Nasrullah Ghafoor for Seat #2. There were no other nominations for Seat  
34 #2.

35 Mr. Bataineh nominated Chase Balanky for Seat #5. There were no other nominations for Seat #5.  
36

37 **SEVENTH ORDER OF BUSINESS – Casting of Ballots**

38 A. Exhibit 2: Election Instructions, Proxy, and Ballot  
39

40 **EIGHTH ORDER OF BUSINESS - Ballot Tabulations**

41 Mr. McInnes stated the ballot tabulation was as follows:  
42 Mohammad Bataineh received a total of 145 votes for Seat #1.



43 Nasrullah Ghafoor received a total of 145 votes for Seat #2.  
44 Chase Balanky received a total of 100 votes for Seat #5.

45

46 **NINTH ORDER OF BUSINESS – Announcement of Results**

47 Mohammad Bataineh and Nasrullah Ghafoor will each serve a four (4) year term of office in Seats  
48 #1 and #2 respectively, having received the highest number of votes, and Chase Balanky will serve a two  
49 (2) year term of office in Seat #5.

50

51 **TENTH ORDER OF BUSINESS – Landowner Comments**

52 There being none, the next item followed.

53

54 **EIGHTH ORDER OF BUSINESS - Adjournment**

55 The meeting was adjourned at 4:34 p.m.

56

57 Respectfully Submitted:

58 David McInnes, Secretary

# EXHIBIT 3

# **Parkland Preserve CDD Community Development District**

Financial Statements  
Unaudited

Period ending  
December 31, 2022

**PARKLAND PRESERVE CDD  
BALANCE SHEET  
December 31, 2022**

	<u>GEN FUND</u>	<u>2019A</u>	<u>2019B</u>	<u>2019A ACQ &amp; CONST.</u>	<u>2019B ACQ &amp; CONST.</u>	<u>2019A ACQ &amp; CONST. PAR 14</u>	<u>2019B ACQ &amp; CONST. PAR 14</u>	<u>2019A ACQ &amp; CONST SPINE RD</u>	<u>2019B ACQ &amp; CONST. SPINE RD</u>	<u>CONSOLIDATED TOTALS</u>
<b><u>ASSETS:</u></b>										
CASH	\$ 396,551	\$ -	\$ -	\$ 22,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,982
GENERAL SUBACCOUNT		33,103	\$ 4,998							38,100
REVENUE	-	205,529	880	-	-	-	-	-	-	206,409
SINK FUND		3								3
CAPITALIZED INTEREST	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE	-	766,100	176,000	-	-	-	-	-	-	942,100
COST OF ISSUANCE 2016A-1	-	-	-	-	-	-	-	-	-	-
INTEREST ACCT.	-	4	35	-	-	-	-	-	-	40
PREPAYMENT	369	28	201,665	-	-	-	-	-	-	202,062
ON ROLL ASSESSMENTS	91,941	236,287	-	-	-	-	-	-	-	328,228
DUE FROM OTHER FUNDS	1,900	312,342	-	-	-	-	-	-	-	314,242
ACQ. & CONSTR.	-	-	-	-	3	59	14	1	0	77
ACCOUNTS RECEIVABLE	15,305	-	-	-	-	-	-	-	-	15,305
DEPOSITS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 506,066</b>	<b>\$ 1,553,395</b>	<b>\$ 383,578</b>	<b>\$ 22,432</b>	<b>\$ 3</b>	<b>\$ 59</b>	<b>\$ 14</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 2,465,548</b>
<b><u>LIABILITIES:</u></b>										
ACCOUNTS PAYABLE	\$ 418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418
DUE TO OTHER FUNDS	312,342	-	-	1,900	-	-	-	-	-	314,242
DEFERRED ON ROLL ASSESSMENTS	91,941	236,287	-	-	-	-	-	-	-	328,228
RETAINAGE PAYABLE										-
<b><u>FUND BALANCE:</u></b>										
RESTRICTED FOR:	-	-	-	-	-	-	-	-	-	-
CAPITAL PROJECTS	-	-	-	-	-	-	-	-	-	-
UNRESTRICTED	2,431	872,882	590,641	-	-	-	-	-	-	1,465,954
NONSPENDABLE:	5,170									5,170
ASSIGNED:	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	93,764	444,226	(207,063)	20,532	3	59	14	1	0	351,537
<b>TOTAL LIAB. &amp; FUND BAL.</b>	<b>\$ 506,066</b>	<b>\$ 1,553,395</b>	<b>\$ 383,578</b>	<b>\$ 22,432</b>	<b>\$ 3</b>	<b>\$ 59</b>	<b>\$ 14</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 2,465,548</b>

**PARKLAND PRESERVE CDD**

**GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**

**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022**

	<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	\$ 93,765	\$ 121,534	\$ (91,230)	57%
LOT CLOSINGS	-	-	8,412	\$ 8,412	100%
DEVELOPER FUNDING	64,131	-	3,120	\$ (61,011)	5%
SPECIAL ASSESSMENTS DEVELOPER	-	-	-	\$ -	0%
MISCELLANEOUS REVENUE	-	-	1,931	\$ 1,931	100%
INTEREST	-	27	37	\$ 37	100%
<b>TOTAL REVENUE</b>	<b>276,895</b>	<b>93,792</b>	<b>135,034</b>	<b>\$ (141,861)</b>	<b>49%</b>
<b>II. EXPENDITURES</b>					
<b>ADMINISTRATIVE:</b>					
SUPERVISORS COMPENSATION	-	-	-	-	-
PAYROLL TAXES	-	-	-	-	-
PAYROLL PROCESSING	-	-	-	-	-
MANAGEMENT CONSULTING SERVICES	30,000	2,500	7,500	(22,500)	25%
ADMINISTRATIVE SERVICES	1,500	125	375	(1,125)	25%
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-
BANK FEES	100	(75)	-	(100)	0%
MISCELLANEOUS	250	-	-	(250)	0%
AUDITING SERVICES	3,000	-	-	(3,000)	0%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	2,000	-	302	(1,698)	15%
ENGINEERING SERVICES	12,000	-	-	(12,000)	0%
LEGAL SERVICES	22,576	1,908	3,843	(18,733)	17%
WEBSITE HOSTING	2,015	42	1,640	(375)	81%
<b>TOTAL ADMINISTRATIVE</b>	<b>73,616</b>	<b>4,500</b>	<b>13,835</b>	<b>(59,781)</b>	<b>19%</b>
<b>INSURANCE:</b>					
INSURANCE	23,839	-	25,344	1,505	106%
<b>TOTAL ADMINISTRATIVE</b>	<b>23,839</b>	<b>-</b>	<b>25,344</b>	<b>1,505</b>	<b>106%</b>
<b>DEBT SERVICE ADMINISTRATION:</b>					
DISSEMINATION AGENT	5,000	-	5,000	-	100%
TRUSTEE FEES	8,700	-	-	(8,700)	0%
ARBITRAGE	1,250	-	-	(1,250)	0%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>14,950</b>	<b>-</b>	<b>5,000</b>	<b>(9,950)</b>	<b>33%</b>
<b>PHYSICAL ENVIRONMENT:</b>					
REMOTE SECURITY	4,200	280	1,565	(2,635)	37%
POND MAINTENANCE	3,600	-	-	(3,600)	0%
STREETPOLE LIGHTING	3,300	1,470	4,266	966	129%
ELECTRICITY (IRRIGATION & PUMPS)	15,000	489	1,528	(13,472)	10%
WATER (COUNTY)	10,800	300	912	(9,888)	8%
LANDSCAPING MAINTENANCE	60,000	3,741	9,982	(50,018)	17%
LANDSCAPE REPLENISHMENT	5,000	-	-	(5,000)	0%
IRRIGATION MAINTENANCE	5,000	-	717	(4,283)	14%
NPDES	2,000	-	-	(2,000)	0%
GATE MANAGEMENT	1,200	154	354	(846)	29%
POWER SWEEP	1,000	-	-	(1,000)	0%
STORMWATER DRAINAGE	1,000	-	-	(1,000)	0%
ENVIRON. MITIGATION & POND MAINT.	8,000	925	2,775	(5,225)	35%
POND MOWING	8,000	-	-	(8,000)	0%
RECEPTIONIST / CALL BOXES	1,200	-	185	(1,015)	15%
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>129,300</b>	<b>7,359</b>	<b>22,284</b>	<b>(107,016)</b>	<b>17%</b>
<b>AMENITY CENTER OPERATIONS:</b>					
POOL SERVICE CONTRACT	15,420	1,182	4,473	(10,947)	29%
AMENITY MAINTENANCE / REPAIRS	4,800	-	-	(4,800)	0%
AMENITY MANAGEMENT	1,800	150	450	(1,350)	25%
POOL PERMIT	250	-	-	(250)	0%
AMENITY CENTER INTERNET	5,100	412	883	(4,217)	17%
AMENITY CENTER PEST CONTROL	1,320	220	440	(880)	33%
REFUSE SERVICE	1,500	115	344	(1,156)	23%
MISC. AMENITY REPAIRS & MAINT/SUPPLIES	5,000	580	1,516	(3,484)	30%
<b>TOTAL FIELD OPERATIONS</b>	<b>35,190</b>	<b>2,659</b>	<b>8,106</b>	<b>(27,084)</b>	<b>23%</b>

**PARKLAND PRESERVE CDD  
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022**

<b>TOTAL EXPENDITURES</b>	<u>276,895</u>	<u>14,517</u>	<u>74,569</u>	<u>(202,326)</u>	<u>27%</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
TRANSFER IN		-	-		
TRANSFER-OUT		-	-		
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>		<u>-</u>	<u>-</u>		
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>		<u>79,274</u>	<u>60,466</u>		
FUND BALANCE - BEGINNING			40,900		
FUND BALANCE - ENDING			<u>\$ 101,365</u>		

**PARKLAND PRESERVE CDD**

**2019A**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS (NET)	\$ 546,798	\$ 240,974	312,342	(234,456)
SPECIAL ASSESSMENTS - LOT CLOSINGS	165,583	-	-	(165,583)
DEVELOPER FUNDING	-	-	-	-
INTEREST	-	2,779	7,159	7,159
PREPAYMENT INCOME	-	-	-	-
<b>TOTAL REVENUE</b>	<u>712,381</u>	<u>243,753</u>	<u>319,501</u>	<u>\$ (392,880)</u>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
November 1, 2022	270,488	-	270,488	(1)
May 1, 2023	266,663	-	-	(266,663)
PRINCIPAL RETIREMENT				
PRICIPAL PAYMENT				
MAY 1, 2023	170,000	-	-	(170,000)
<b>TOTAL EXPENDITURES</b>	<u>707,151</u>	<u>-</u>	<u>270,488</u>	<u>(436,664)</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<u>5,230</u>	<u>243,753</u>	<u>49,014</u>	
<b>OTHER FINANCING SOURCES (USES)</b>				
INTERFUND TRANSFER IN			-	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			1,268,095	
FUND BALANCE - ENDING			<u>\$ 1,317,109</u>	

# PARKLAND PRESERVE CDD

2019B

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS (NET)	\$ 80,575	\$ -	\$ 24,707	\$ (55,868)
LOT CLOSINGS	-	-	-	-
INTEREST	-	-	4,267	4,267
DEVELOPER CONTRIBUTIONS	-	-	-	-
PREPAYMENT	-	-	104,632	104,632
<b>TOTAL REVENUE</b>	<b>80,575</b>	<b>-</b>	<b>133,606</b>	<b>53,031</b>
<b>EXPENDITURES</b>				
PREPAYMENT REDEMPTION	-	-	600,000	-
INTEREST EXPENSE				
November 1, 2022	40,288	-	35,338	(35,338)
May 1, 2023	40,288	-	-	-
PRINCIPAL RETIREMENT	-	-	-	-
PRICIPAL PAYMENT	-	-	-	-
November 1, 2022	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>80,576</b>	<b>-</b>	<b>635,338</b>	<b>(35,338)</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>(1)</b>	<b>-</b>	<b>(501,731)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
INTERFUND TRANSFER IN			-	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			885,309	
FUND BALANCE - ENDING			<u>\$ 383,578</u>	



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

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

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

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

# PARKLAND PRESERVE CDD

## 2019A ACQUISITION & CONSTRUCTION PARCEL 14 FUND

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022

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

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION PARCEL 14 FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022**

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

# PARKLAND PRESERVE CDD

## 2019A ACQUISITION & CONSTRUCTION SPINE RD FUND

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022

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

# PARKLAND PRESERVE CDD

## 2019B ACQUISITION & CONSTRUCTION SPINE RD FUND

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2022 ENDING DECEMBER 31, 2022

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

**PARKLAND PRESERVE CDD**  
**Cash Reconciliation - General Fund**  
**December 31, 2022**

<b>Balance Per Bank Statement</b>	\$	433,398.46
Less: Outstanding Checks		(14,417.13)
Outstanding Deposits		
Less: Construction Cash		(22,430.68)
<b><i>Adjusted Bank Balance</i></b>	<b>\$</b>	<b><u><u>396,550.65</u></u></b>

<b>Beginning Cash Balance Per Books</b>	\$	101,820.26
Cash Receipts		334,840.46
Cash Disbursements		(40,110.07)
<b><i>Balance Per Books</i></b>	<b>\$</b>	<b><u><u>396,550.65</u></u></b>

**Parkland Preserve CDD  
Check Register  
FY 2023**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
<b>10/1/2022</b>						<b>27,082.86</b>
10/01/2022	1454	Egis Insurance and Risk Advisors	FY Insurance Policy# 100122362 10/01/22-10/01/23		25,344.00	1,738.86
10/04/2022	100035	Contact One	Invoice: 220901170101 (Reference: 10/01/2022 - 10/31/2022. )		71.60	1,667.26
10/11/2022	100036	First Coast Contract Maintenance Services	Invoice: 7134 (Reference: Pool chemicals & Janitorial supplies. ) Invoice: :		901.20	766.06
10/11/2022	100037	Hi-Tech System Associates, Inc.	Invoice: 372318 (Reference: Fire Alarm Monitoring. )		279.85	486.21
10/13/2022			Deposit	8,412.00		8,898.21
10/18/2022	1ACH101822	Florida Power & Light	100 Parkland Trail - Sep 7, 2022 to Oct 6, 2022		762.90	8,135.31
10/19/2022			Deposit	1,930.60		10,065.91
10/19/2022	101822ACH1	AT&T	Internet Service 9/28 - 10/27/22		117.70	9,948.21
10/24/2022	100038	DoorKing, Inc.	Invoice: 1894264 (Reference: 9/12/22 - 10/11/22. )		53.95	9,894.26
10/24/2022	100039	Waste Pro - Palm Coast	Invoice: 0000368712 (Reference: 11/1/22 -11/30/22. )		114.78	9,779.48
10/24/2022	100040	CA Florida Holdings LLC	Invoice: 0004924839 (Reference: Advertising. )		99.28	9,680.20
10/25/2022	2ACH102522	Florida Power & Light	795 Parkland Trail, #IRR 9/13-10/13/22		63.54	9,616.66
10/25/2022	102522ACH1	AT&T	Acct #309264701 10/2 - 11/1/22		176.55	9,440.11
10/25/2022	1ACH102522	Florida Power & Light	Sep 13, 2022 to Oct 13, 2022		32.55	9,407.56
10/25/2022	3ACH102522	Florida Power & Light	661 Parkland Trl #Fountain Sep 13, 2022 to Oct 13, 2022		431.69	8,975.87
10/25/2022	4ACH102522	Florida Power & Light	Sep 13, 2022 to Oct 13, 2022		636.39	8,339.48
10/25/2022	1025ACH1	St. Johns County Utility Department	8/19/22 - 9/19/22		268.99	8,070.49
10/27/2022			Deposit	2,542.14		10,612.63
10/31/2022			Interest	4.65		10,617.28
<b>10/31/2022</b>				<b>12,889.39</b>	<b>29,354.97</b>	<b>10,617.28</b>
11/03/2022			Deposit	2,243.34		12,860.62
11/08/2022	1455	Alliance Realty and Mangement	Reference: Gate Management. <a href="https://dpfg.payableslockbox.com/DocView">https://dpfg.payableslockbox.com/DocView</a>		250.00	12,610.62
11/08/2022	1456	Charles Aquatics, Inc	Reference: Monthly Aquatic Management Services for 5 ponds. <a href="https://dpfg">https://dpfg</a>		925.00	11,685.62
11/08/2022	1457	Contact One	Reference: 11/1/22 - 11/30/22. <a href="https://dpfg.payableslockbox.com/DocView">https://dpfg.payableslockbox.com/DocView</a>		64.80	11,620.82
11/08/2022	1458	DPFG M&C	Reference: Amenity Center Shelf. <a href="https://dpfg.payableslockbox.com/DocVi">https://dpfg.payableslockbox.com/DocVi</a>		79.88	11,540.94
11/08/2022	1459	First Coast Contract Maintenance Services	Reference: Amenity services for the month (Pool and Janitorial) Nov - Feb.		1,105.00	10,435.94
11/14/2022	100041	Orkin	Invoice: 234223178 (Reference: Commercial Pest Control. )		110.00	10,325.94
11/14/2022	100042	Waste Pro - Palm Coast	Invoice: 0000371045 (Reference: 12/01/22 - 12/31/22. )		114.78	10,211.16
11/16/2022			Service Charge		75.00	10,136.16
11/18/2022	1460	Yellowstone Landscape			12,181.95	-2,045.79
11/18/2022	1461	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	-2,220.79
11/18/2022	100043	Contact One	Invoice: 111122-6928 (Reference: Monthly Service. )		64.80	-2,285.59
11/18/2022	111822ACH1	St. Johns County Utility Department	9/19/22 - 10/19/22		304.84	-2,590.43
11/18/2022			Deposit	3,120.00		529.57
11/18/2022			Deposit	24,261.97		24,791.54
11/18/2022		NGMB Properties, LLC		9,061.95		33,853.49
11/20/2022	ACH112022	AT&T	Internet Service 10/28 - 11/27/22		117.70	33,735.79
11/23/2022	112322ACH1	Florida Power & Light	661 Parkland Trl #Fountain Oct 13, 2022 to Nov 11, 2022		471.02	33,264.77
11/23/2022	112322ACH2	Florida Power & Light	Oct 13, 2022 to Nov 11, 2022		32.37	33,232.40
11/23/2022	112322ACH3	Florida Power & Light	100 Parkland Trail - Oct 6, 2022 - Nov 4, 2022		695.37	32,537.03
11/23/2022	112322ACH4	Florida Power & Light	Oct 13, 2022 to Nov 11, 2022		636.39	31,900.64
11/25/2022	112522ACH1	AT&T	Acct #309264701 11/2 - 12/1/22		176.55	31,724.09
11/30/2022			Deposit	70,090.15		101,814.24
11/30/2022			Interest	6.02		101,820.26
<b>11/30/2022</b>				<b>108,783.43</b>	<b>17,580.45</b>	<b>101,820.26</b>
12/02/2022	ACH120222	Florida Power & Light	795 Parkland Trail, #IRR 10/13-11/11/22		72.78	101,747.48
12/07/2022			Deposit	75.00		101,822.48
12/12/2022	100044	Alliance Realty and Mangement	Invoice: 2022-11-01 (Reference: Gate Management. ) Invoice: 2022-12-01		500.00	101,322.48
12/12/2022	100045	Charles Aquatics, Inc	Invoice: 46618 (Reference: Monthly Aquatic Management Services for 5 po		1,850.00	99,472.48
12/12/2022	100046	Contact One	Invoice: 221101170101 (Reference: 12/01/2022 - 12/31/2022. )		55.00	99,417.48
12/12/2022	100047	DoorKing, Inc.	Invoice: 1911799 (Reference: Oct 12, 2022 - Nov 11, 2022. )		53.95	99,363.53
12/12/2022	100048	DPFG M&C	Invoice: 404349 (Reference: Plumbing Services - Sewer leak. )		143.00	99,220.53
12/12/2022	100049	First Coast Contract Maintenance Services	Invoice: 7174 (Reference: Monthly Service. ) Invoice: 7274 (Reference: Pc		1,182.49	98,038.04
12/12/2022	100050	KE Law Group, PLLC	Invoice: 4649 (Reference: General Matters. )		153.00	97,885.04
12/12/2022	100051	Yellowstone Landscape	Invoice: JAX 434816 (Reference: Hurricane Clean Up. ) Invoice: JAX 442		774.00	97,111.04
12/12/2022	100052	Hi-Tech System Associates, Inc.	Invoice: 66128 (Reference: Service Call. )		95.00	97,016.04
12/13/2022			Deposit	234,995.00		332,011.04
12/16/2022	100053	DPFG M&C	Invoice: 403548 (Reference: Dissemination Agent. ) Invoice: 403518 (Refe		13,000.01	319,011.03
12/16/2022			Deposit	99,743.71		418,754.74
12/19/2022	ACH121922	St. Johns County Utility Department	10/18/22 - 11/19/22		307.59	418,447.15
12/20/2022	100054	First Coast Contract Maintenance Services	Invoice: 7211 (Reference: Reimbursables. ) Invoice: 7227 (Reference: Arr		2,220.07	416,227.08
12/20/2022	100055	Innersync	Invoice: 20738 (Reference: Website Services. )		1,515.00	414,712.08
12/20/2022	100056	KE Law Group, PLLC	Invoice: 4496 (Reference: General Matters. )		1,782.00	412,930.08
12/20/2022	100057	Orkin	Invoice: 235541318 (Reference: Commercial Element - Monthly. )		110.00	412,820.08
12/20/2022	100058	Yellowstone Landscape	Invoice: JAX 441488 (Reference: Monthly Landscaping Maintenance Octob		9,781.95	403,038.13
12/20/2022	100059	Hi-Tech System Associates, Inc.	Invoice: 374021 (Reference: Fire Alarm Monitoring. ) Invoice: 374281 (Rel		1,662.19	401,375.94
12/20/2022	100060	CA Florida Holdings LLC	Invoice: 0005094424 (Reference: Advertising - Elections. )		301.92	401,074.02
12/20/2022	122022ACH1	Florida Power & Light	100 Parkland Trail - Nov 4, 2022 - Dec 6, 2022		801.08	400,272.94
12/21/2022	100061	DoorKing, Inc.	Invoice: 1929979 (Reference: 11/12/22 to12/11/22. )		53.95	400,218.99
12/21/2022	100062	Orkin	Invoice: 237010871 (Reference: Commercial Element - Monthly. )		110.00	400,108.99
12/21/2022	122122ACH1	AT&T	Internet Service 10/28 - 11/27/22		117.70	399,991.29



12/22/2022	ACH122222	Waste Pro - Palm Coast	Waste Services 01/01-01/31/22	114.78	399,876.51
12/25/2022	ACH122522	AT&T	Acct #309264701 12/2 - 01/1/23	176.55	399,699.96
12/27/2022	100063	KE Law Group, PLLC	Invoice: 4965 (Reference: General Matters. )	1,908.00	397,791.96
12/28/2022	122822ACH4	Florida Power & Light	795 Parkland Trail, #IRR 11/11-12/13/22	52.71	397,739.25
12/28/2022	122822ACH1	Florida Power & Light	Nov 11, 2022 to Dec 13, 2022	636.39	397,102.86
12/28/2022	122822ACH2	Florida Power & Light	661 Parkland Trl #Fountain Nov 11, 2022 - Dec 13, 2022	436.02	396,666.84
12/28/2022	122822ACH3	Florida Power & Light	Nov 11, 2022 to Dec 13, 2022	32.94	396,633.90
12/30/2022	100064	Orkin	Invoice: 122922-9291 (Reference: Pest Control. )	110.00	396,523.90
12/31/2022			Interest	26.75	396,550.65
<b>12/31/2022</b>				<b>334,840.46</b>	<b>40,110.07</b>
					<b>396,550.65</b>

# EXHIBIT 4

# **Parkland Preserve CDD Community Development District**

Financial Statements  
Unaudited

Period ending  
February 28, 2023

**PARKLAND PRESERVE CDD**  
**BALANCE SHEET**  
**February 28, 2023**

	<u>GEN FUND</u>	<u>2019A</u>	<u>2019B</u>	<u>2019A ACQ &amp; CONST.</u>	<u>2019B ACQ &amp; CONST.</u>	<u>2019A ACQ &amp; CONST. PAR 14</u>	<u>2019B ACQ &amp; CONST. PAR 14</u>	<u>2019A ACQ &amp; CONST SPINE RD</u>	<u>2019B ACQ &amp; CONST. SPINE RD</u>	<u>CONSOLIDATED TOTALS</u>
<b><u>ASSETS:</u></b>										
CASH	\$ 740,705	\$ -	\$ -	\$ 22,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 763,137
GENERAL SUBACCOUNT REVENUE	-	33,324	5,031	-	-	-	-	-	-	38,355
SINK FUND	-	231,492	2,072	-	-	-	-	-	-	233,564
CAPITALIZED INTEREST	-	3	-	-	-	-	-	-	-	3
DEBT SERVICE RESERVE	-	-	-	-	-	-	-	-	-	-
COST OF ISSUANCE 2016A-1	-	766,100	176,000	-	-	-	-	-	-	942,100
INTEREST ACCT.	-	4	1,237	-	-	-	-	-	-	1,241
PREPAYMENT	369	28	290,402	-	-	-	-	-	-	290,799
ON ROLL ASSESSMENTS	3,327	8,550	-	-	-	-	-	-	-	11,877
DUE FROM OTHER FUNDS	1,900	576,919	-	-	-	-	-	-	-	578,819
ACQ. & CONSTR.	-	-	-	-	3	59	14	1	0	77
ACCOUNTS RECEIVABLE	15,305	-	-	-	-	-	-	-	-	15,305
DEPOSITS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 761,606</b>	<b>\$ 1,616,421</b>	<b>\$ 474,742</b>	<b>\$ 22,432</b>	<b>\$ 3</b>	<b>\$ 59</b>	<b>\$ 14</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 2,875,278</b>
<b><u>LIABILITIES:</u></b>										
ACCOUNTS PAYABLE	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,555
DUE TO OTHER FUNDS	576,919	-	-	1,900	-	-	-	-	-	578,819
DEFERRED ON ROLL ASSESSMENTS	3,327	8,550	-	-	-	-	-	-	-	11,877
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-
<b><u>FUND BALANCE:</u></b>										
RESTRICTED FOR:	-	-	-	-	-	-	-	-	-	-
CAPITAL PROJECTS	-	-	-	-	-	-	-	-	-	-
UNRESTRICTED	2,431	872,882	590,641	-	-	-	-	-	-	1,465,954
NONSPENDABLE:	5,170	-	-	-	-	-	-	-	-	5,170
ASSIGNED:	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	171,204	734,988	(115,899)	20,532	3	59	14	1	0	810,902
<b>TOTAL LIAB. &amp; FUND BAL.</b>	<b>\$ 761,606</b>	<b>\$ 1,616,421</b>	<b>\$ 474,742</b>	<b>\$ 22,432</b>	<b>\$ 3</b>	<b>\$ 59</b>	<b>\$ 14</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 2,875,278</b>

**PARKLAND PRESERVE CDD**

**GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**

**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

	<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	\$ 88,614	\$ 210,149	\$ (2,615)	99%
LOT CLOSINGS	-	10,515	33,262	\$ 33,262	100%
DEVELOPER FUNDING	64,131	-	3,120	\$ (61,011)	5%
SPECIAL ASSESSMENTS DEVELOPER	-	-	-	\$ -	0%
MISCELLANEOUS REVENUE	-	985	2,916	\$ 2,916	100%
INTEREST	-	55	136	\$ 136	100%
<b>TOTAL REVENUE</b>	<b>276,895</b>	<b>100,169</b>	<b>249,582</b>	<b>\$ (27,313)</b>	<b>90%</b>
<b>II. EXPENDITURES</b>					
<b>ADMINISTRATIVE:</b>					
SUPERVISORS COMPENSATION	-	-	-	-	-
PAYROLL TAXES	-	-	-	-	-
PAYROLL PROCESSING	-	-	-	-	-
MANAGEMENT CONSULTING SERVICES	30,000	2,500	12,500	(17,500)	42%
ADMINISTRATIVE SERVICES	1,500	125	625	(875)	42%
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-
BANK FEES	100	-	-	(100)	0%
MISCELLANEOUS	250	-	68	(182)	27%
AUDITING SERVICES	3,000	-	-	(3,000)	0%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	2,000	-	302	(1,698)	15%
ENGINEERING SERVICES	12,000	-	-	(12,000)	0%
LEGAL SERVICES	22,576	1,796	8,597	(13,979)	38%
WEBSITE HOSTING	2,015	42	1,723	(292)	86%
<b>TOTAL ADMINISTRATIVE</b>	<b>73,616</b>	<b>4,462</b>	<b>23,991</b>	<b>(49,625)</b>	<b>33%</b>
<b>INSURANCE:</b>					
INSURANCE	23,839	-	25,344	1,505	106%
<b>TOTAL ADMINISTRATIVE</b>	<b>23,839</b>	<b>-</b>	<b>25,344</b>	<b>1,505</b>	<b>106%</b>
<b>DEBT SERVICE ADMINISTRATION:</b>					
DISSEMINATION AGENT	5,000	-	5,000	-	100%
TRUSTEE FEES	8,700	-	-	(8,700)	0%
ARBITRAGE	1,250	-	-	(1,250)	0%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>14,950</b>	<b>-</b>	<b>5,000</b>	<b>(9,950)</b>	<b>33%</b>
<b>PHYSICAL ENVIRONMENT:</b>					
REMOTE SECURITY	4,200	334	2,287	(1,914)	54%
POND MAINTENANCE	3,600	-	-	(3,600)	0%
STREETPOLE LIGHTING	3,300	1,607	7,438	4,138	225%
ELECTRICITY (IRRIGATION & PUMPS)	15,000	842	2,498	(12,502)	17%
WATER (COUNTY)	10,800	-	1,354	(9,446)	13%
LANDSCAPING MAINTENANCE	60,000	4,393	18,372	(41,628)	31%
LANDSCAPE REPLENISHMENT	5,000	-	-	(5,000)	0%
IRRIGATION MAINTENANCE	5,000	-	717	(4,283)	14%
NPDES	2,000	-	-	(2,000)	0%
GATE MANAGEMENT	1,200	100	974	(226)	81%
POWER SWEEP	1,000	-	-	(1,000)	0%
STORMWATER DRAINAGE	1,000	-	-	(1,000)	0%
ENVIRON. MITIGATION & POND MAINT.	8,000	925	5,110	(2,890)	64%
POND MOWING	8,000	-	-	(8,000)	0%
RECEPTIONIST / CALL BOXES	1,200	-	255	(945)	21%
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>129,300</b>	<b>8,201</b>	<b>39,005</b>	<b>(90,295)</b>	<b>30%</b>
<b>AMENITY CENTER OPERATIONS:</b>					
POOL SERVICE CONTRACT	15,420	1,365	7,713	(7,707)	50%
AMENITY MAINTENANCE / REPAIRS	4,800	1,596	1,596	(3,204)	33%
AMENITY MANAGEMENT	1,800	150	750	(1,050)	42%
POOL PERMIT	250	-	-	(250)	0%
AMENITY CENTER INTERNET	5,100	412	1,471	(3,629)	29%
AMENITY CENTER PEST CONTROL	1,320	110	660	(660)	50%
REFUSE SERVICE	1,500	-	574	(926)	38%
MISC. AMENITY REPAIRS & MAINT/SUPPLIES	5,000	4,013	5,574	574	111%
<b>TOTAL FIELD OPERATIONS</b>	<b>35,190</b>	<b>7,645</b>	<b>18,337</b>	<b>(16,853)</b>	<b>52%</b>

**PARKLAND PRESERVE CDD  
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

<b>TOTAL EXPENDITURES</b>	<u>276,895</u>	<u>20,309</u>	<u>111,677</u>	<u>(165,218)</u>	<u>40%</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
TRANSFER IN		-	-		
TRANSFER-OUT		-	-		
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>		<u>-</u>	<u>-</u>		
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>		<u>79,860</u>	<u>137,905</u>		
FUND BALANCE - BEGINNING			40,900		
FUND BALANCE - ENDING			<u>\$ 178,805</u>		

**PARKLAND PRESERVE CDD**

**2019A**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS (NET)	\$ 546,798	\$ 227,736	540,078	(6,720)
SPECIAL ASSESSMENTS - LOT CLOSINGS	165,583	-	56,231	(109,352)
DEVELOPER FUNDING	-	-	-	-
INTEREST	-	3,529	13,954	13,954
PREPAYMENT INCOME	-	-	-	-
<b>TOTAL REVENUE</b>	<u>712,381</u>	<u>231,265</u>	<u>610,263</u>	<u>\$ (102,118)</u>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
November 1, 2022	270,488	-	270,488	(1)
May 1, 2023	266,663	-	-	(266,663)
PRINCIPAL RETIREMENT				
PRICIPAL PAYMENT				
MAY 1, 2023	170,000	-	-	(170,000)
<b>TOTAL EXPENDITURES</b>	<u>707,151</u>	<u>-</u>	<u>270,488</u>	<u>(436,664)</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<u>5,230</u>	<u>231,265</u>	<u>339,776</u>	
<b>OTHER FINANCING SOURCES (USES)</b>				
INTERFUND TRANSFER IN			-	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			1,268,095	
FUND BALANCE - ENDING			<u>\$ 1,607,871</u>	

**PARKLAND PRESERVE CDD**

**2019B**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

	<u>FY2023 ADOPTED BUDGET</u>	<u>CURRENT MONTH</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS (NET)	\$ 80,575	\$ -	\$ 113,099	\$ 32,524
LOT CLOSINGS	-	-	-	-
INTEREST	-	-	7,039	7,039
DEVELOPER CONTRIBUTIONS	-	-	-	-
PREPAYMENT	-	-	104,632	104,632
<b>TOTAL REVENUE</b>	<b>80,575</b>	<b>-</b>	<b>224,770</b>	<b>144,195</b>
<b>EXPENDITURES</b>				
PREPAYMENT REDEMPTION	-	-	600,000	-
INTEREST EXPENSE				
November 1, 2022	40,288	-	35,338	(35,338)
May 1, 2023	40,288	-	-	-
PRINCIPAL RETIREMENT	-	-	-	-
PRICIPAL PAYMENT	-	-	-	-
November 1, 2022	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>80,576</b>	<b>-</b>	<b>635,338</b>	<b>(35,338)</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>(1)</b>	<b>-</b>	<b>(410,567)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
INTERFUND TRANSFER IN			-	
INTERFUND TRANSFER OUT			-	
FUND BALANCE - BEGINNING			885,309	
FUND BALANCE - ENDING			<u>\$ 474,742</u>	



**PARKLAND PRESERVE CDD**  
**2019A ACQUISITION & CONSTRUCTION FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

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

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

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

**PARKLAND PRESERVE CDD**  
**2019A ACQUISITION & CONSTRUCTION PARCEL 14 FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

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

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION PARCEL 14 FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

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

**PARKLAND PRESERVE CDD**  
**2019A ACQUISITION & CONSTRUCTION SPINE RD FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

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

**PARKLAND PRESERVE CDD**  
**2019B ACQUISITION & CONSTRUCTION SPINE RD FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2022 ENDING February 28, 2022**

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

**PARKLAND PRESERVE CDD**  
**Cash Reconciliation - General Fund**  
**December 31, 2022**

<b>Balance Per Bank Statement</b>	\$	770,608.14
Less: Outstanding Checks		(7,472.45)
Outstanding Deposits		
Less: Construction Cash		(22,430.68)
<b><i>Adjusted Bank Balance</i></b>	<b>\$</b>	<b><u>740,705.01</u></b>

<b>Beginning Cash Balance Per Books</b>	\$	665,573.08
Cash Receipts		98,764.54
Cash Disbursements		(23,632.61)
<b><i>Balance Per Books</i></b>	<b>\$</b>	<b><u>740,705.01</u></b>

**Parkland Preserve CDD  
Check Register  
FY 2023**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
<b>10/1/2022</b>						<b>27,082.86</b>
10/01/2022	1454	Egis Insurance and Risk Advisors	FY Insurance Policy# 100122362 10/01/22-10/01/23		25,344.00	1,738.86
10/04/2022	100035	Contact One	Invoice: 220901170101 (Reference: 10/01/2022 - 10/31/2022. )		71.60	1,667.26
10/11/2022	100036	First Coast Contract Maintenance Services	Invoice: 7134 (Reference: Pool chemicals & Janitorial supplies. ) Invoice: :		901.20	766.06
10/11/2022	100037	Hi-Tech System Associates, Inc.	Invoice: 372318 (Reference: Fire Alarm Monitoring. )		279.85	486.21
10/13/2022			Deposit	8,412.00		8,898.21
10/18/2022	1ACH101822	Florida Power & Light	100 Parkland Trail - Sep 7, 2022 to Oct 6, 2022		762.90	8,135.31
10/19/2022			Deposit	1,930.60		10,065.91
10/19/2022	101822ACH1	AT&T	Internet Service 9/28 - 10/27/22		117.70	9,948.21
10/24/2022	100038	DoorKing, Inc.	Invoice: 1894264 (Reference: 9/12/22 - 10/11/22. )		53.95	9,894.26
10/24/2022	100039	Waste Pro - Palm Coast	Invoice: 0000368712 (Reference: 11/1/22 -11/30/22. )		114.78	9,779.48
10/24/2022	100040	CA Florida Holdings LLC	Invoice: 0004924839 (Reference: Advertising. )		99.28	9,680.20
10/25/2022	2ACH102522	Florida Power & Light	795 Parkland Trail, #IRR 9/13-10/13/22		63.54	9,616.66
10/25/2022	102522ACH1	AT&T	Acct #309264701 10/2 - 11/1/22		176.55	9,440.11
10/25/2022	1ACH102522	Florida Power & Light	Sep 13, 2022 to Oct 13, 2022		32.55	9,407.56
10/25/2022	3ACH102522	Florida Power & Light	661 Parkland Trl #Fountain Sep 13, 2022 to Oct 13, 2022		431.69	8,975.87
10/25/2022	4ACH102522	Florida Power & Light	Sep 13, 2022 to Oct 13, 2022		636.39	8,339.48
10/25/2022	1025ACH1	St. Johns County Utility Department	8/19/22 - 9/19/22		268.99	8,070.49
10/27/2022			Deposit	2,542.14		10,612.63
10/31/2022			Interest	4.65		10,617.28
<b>10/31/2022</b>				<b>12,889.39</b>	<b>29,354.97</b>	<b>10,617.28</b>
11/03/2022			Deposit	2,243.34		12,860.62
11/08/2022	1455	Alliance Realty and Mangement	Reference: Gate Management. <a href="https://dpfg.payableslockbox.com/DocView">https://dpfg.payableslockbox.com/DocView</a>		250.00	12,610.62
11/08/2022	1456	Charles Aquatics, Inc	Reference: Monthly Aquatic Management Services for 5 ponds. <a href="https://dpfg">https://dpfg</a>		925.00	11,685.62
11/08/2022	1457	Contact One	Reference: 11/1/22 - 11/30/22. <a href="https://dpfg.payableslockbox.com/DocView">https://dpfg.payableslockbox.com/DocView</a>		64.80	11,620.82
11/08/2022	1458	DPFG M&C	Reference: Amenity Center Shelf. <a href="https://dpfg.payableslockbox.com/DocVi">https://dpfg.payableslockbox.com/DocVi</a>		79.88	11,540.94
11/08/2022	1459	First Coast Contract Maintenance Services	Reference: Amenity services for the month (Pool and Janitorial) Nov - Feb.		1,105.00	10,435.94
11/14/2022	100041	Orkin	Invoice: 234223178 (Reference: Commercial Pest Control. )		110.00	10,325.94
11/14/2022	100042	Waste Pro - Palm Coast	Invoice: 0000371045 (Reference: 12/01/22 - 12/31/22. )		114.78	10,211.16
11/16/2022			Service Charge		75.00	10,136.16
11/18/2022	1460	Yellowstone Landscape			12,181.95	-2,045.79
11/18/2022	1461	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	-2,220.79
11/18/2022	100043	Contact One	Invoice: 111122-6928 (Reference: Monthly Service. )		64.80	-2,285.59
11/18/2022	111822ACH1	St. Johns County Utility Department	9/19/22 - 10/19/22		304.84	-2,590.43
11/18/2022			Deposit	3,120.00		529.57
11/18/2022			Deposit	24,261.97		24,791.54
11/18/2022		NGMB Properties, LLC		9,061.95		33,853.49
11/20/2022	ACH112022	AT&T	Internet Service 10/28 - 11/27/22		117.70	33,735.79
11/23/2022	112322ACH1	Florida Power & Light	661 Parkland Trl #Fountain Oct 13, 2022 to Nov 11, 2022		471.02	33,264.77
11/23/2022	112322ACH2	Florida Power & Light	Oct 13, 2022 to Nov 11, 2022		32.37	33,232.40
11/23/2022	112322ACH3	Florida Power & Light	100 Parkland Trail - Oct 6, 2022 - Nov 4, 2022		695.37	32,537.03
11/23/2022	112322ACH4	Florida Power & Light	Oct 13, 2022 to Nov 11, 2022		636.39	31,900.64
11/25/2022	112522ACH1	AT&T	Acct #309264701 11/2 - 12/1/22		176.55	31,724.09
11/30/2022			Deposit	70,090.15		101,814.24
11/30/2022			Interest	6.02		101,820.26
<b>11/30/2022</b>				<b>108,783.43</b>	<b>17,580.45</b>	<b>101,820.26</b>
12/02/2022	ACH120222	Florida Power & Light	795 Parkland Trail, #IRR 10/13-11/11/22		72.78	101,747.48
12/07/2022			Deposit	75.00		101,822.48
12/12/2022	100044	Alliance Realty and Mangement	Invoice: 2022-11-01 (Reference: Gate Management. ) Invoice: 2022-12-01		500.00	101,322.48
12/12/2022	100045	Charles Aquatics, Inc	Invoice: 46618 (Reference: Monthly Aquatic Management Services for 5 po		1,850.00	99,472.48
12/12/2022	100046	Contact One	Invoice: 221101170101 (Reference: 12/01/2022 - 12/31/2022. )		55.00	99,417.48
12/12/2022	100047	DoorKing, Inc.	Invoice: 1911799 (Reference: Oct 12, 2022 - Nov 11, 2022. )		53.95	99,363.53
12/12/2022	100048	DPFG M&C	Invoice: 404349 (Reference: Plumbing Services - Sewer leak. )		143.00	99,220.53
12/12/2022	100049	First Coast Contract Maintenance Services	Invoice: 7174 (Reference: Monthly Service. ) Invoice: 7274 (Reference: Pc		1,182.49	98,038.04
12/12/2022	100050	KE Law Group, PLLC	Invoice: 4649 (Reference: General Matters. )		153.00	97,885.04
12/12/2022	100051	Yellowstone Landscape	Invoice: JAX 434816 (Reference: Hurricane Clean Up. ) Invoice: JAX 442		774.00	97,111.04
12/12/2022	100052	Hi-Tech System Associates, Inc.	Invoice: 66128 (Reference: Service Call. )		95.00	97,016.04
12/13/2022			Deposit	234,995.00		332,011.04
12/16/2022	100053	DPFG M&C	Invoice: 403548 (Reference: Dissemination Agent. ) Invoice: 403518 (Refe		13,000.01	319,011.03
12/16/2022			Deposit	99,743.71		418,754.74
12/19/2022	ACH121922	St. Johns County Utility Department	10/18/22 - 11/19/22		307.59	418,447.15
12/20/2022	100054	First Coast Contract Maintenance Services	Invoice: 7211 (Reference: Reimbursables. ) Invoice: 7227 (Reference: Arr		2,220.07	416,227.08
12/20/2022	100055	Innersync	Invoice: 20738 (Reference: Website Services. )		1,515.00	414,712.08
12/20/2022	100056	KE Law Group, PLLC	Invoice: 4496 (Reference: General Matters. )		1,782.00	412,930.08
12/20/2022	100057	Orkin	Invoice: 235541318 (Reference: Commercial Element - Monthly. )		110.00	412,820.08
12/20/2022	100058	Yellowstone Landscape	Invoice: JAX 441488 (Reference: Monthly Landscaping Maintenance Octob		9,781.95	403,038.13
12/20/2022	100059	Hi-Tech System Associates, Inc.	Invoice: 374021 (Reference: Fire Alarm Monitoring. ) Invoice: 374281 (Rel		1,662.19	401,375.94
12/20/2022	100060	CA Florida Holdings LLC	Invoice: 0005094424 (Reference: Advertising - Elections. )		301.92	401,074.02
12/20/2022	122022ACH1	Florida Power & Light	100 Parkland Trail - Nov 4, 2022 - Dec 6, 2022		801.08	400,272.94
12/21/2022	100061	DoorKing, Inc.	Invoice: 1929979 (Reference: 11/12/22 to12/11/22. )		53.95	400,218.99
12/21/2022	100062	Orkin	Invoice: 237010871 (Reference: Commercial Element - Monthly. )		110.00	400,108.99
12/21/2022	122122ACH1	AT&T	Internet Service 10/28 - 11/27/22		117.70	399,991.29



12/22/2022	ACH122222	Waste Pro - Palm Coast	Waste Services 01/01-01/31/22	114.78	399,876.51
12/25/2022	ACH122522	AT&T	Acct #309264701 12/2 - 01/1/23	176.55	399,699.96
12/27/2022	100063	KE Law Group, PLLC	Invoice: 4965 (Reference: General Matters. )	1,908.00	397,791.96
12/28/2022	122822ACH4	Florida Power & Light	795 Parkland Trail, #IRR 11/11-12/13/22	52.71	397,739.25
12/28/2022	122822ACH1	Florida Power & Light	Nov 11, 2022 to Dec 13, 2022	636.39	397,102.86
12/28/2022	122822ACH2	Florida Power & Light	661 Parkland Trl #Fountain Nov 11, 2022 - Dec 13, 2022	436.02	396,666.84
12/28/2022	122822ACH3	Florida Power & Light	Nov 11, 2022 to Dec 13, 2022	32.94	396,633.90
12/30/2022	100064	Orkin	Invoice: 122922-9291 (Reference: Pest Control. )	110.00	396,523.90
12/31/2022			Interest	26.75	396,550.65
<b>12/31/2022</b>				<b>334,840.46</b>	<b>40,110.07</b>
01/01/2023			Interest	43.42	396,594.07
01/06/2023	100065	Alliance Realty and Mangement	Invoice: 2023-01-01 (Reference: Gate Management. )	250.00	396,344.07
01/06/2023	100066	Charles Aquatics, Inc	Invoice: 47077 (Reference: Monthly Aquatic Management Services. )	925.00	395,419.07
01/06/2023	100067	First Coast Contract Maintenance Services	Invoice: 7342 (Reference: Amenity services. )	1,105.00	394,314.07
01/09/2023			Deposit	51,176.12	445,490.19
01/12/2023	100068	DPFG M&C	Invoice: 406491 (Reference: Monthly contracted management fees. )	2,666.67	442,823.52
01/13/2023	100069	DoorKing, Inc.	Invoice: 1947761 (Reference: 12/12/22 - 1/11/23. )	53.95	442,769.57
01/13/2023	100070	Waste Pro - Palm Coast	Invoice: 0000375682 (Reference: Monthly Service. )	229.56	442,540.01
01/18/2023	ACH011823	St. Johns County Utility Department	11/19/22 - 12/17/22	299.97	442,240.04
01/18/2023	ACH011823	AT&T	Internet Service 12/28-01/27/23	117.70	442,122.34
01/18/2023			Deposit	196.65	442,318.99
01/20/2023	100071	KE Law Group, PLLC	Invoice: 5234 (Reference: Legal Services for 12/2022. )	2,958.50	439,360.49
01/23/2023	100072	Contact One	Invoice: 230101170101 (Reference: 12/20/2022 - 01/19/2023. )	70.20	439,290.29
01/23/2023			Deposit	229,140.90	668,431.19
01/24/2023	ACH012423	AT&T	Acct #309264701 01/2 - 02/1/23	176.55	668,254.64
01/24/2023	100073	Orkin	Invoice: 238285061 (Reference: Pest Prevention. )	110.00	668,144.64
01/24/2023	12423ACH1	Florida Power & Light	795 Parkland Trail, #IRR 12/13/22 - 12/12/23	40.04	668,104.60
01/24/2023	12423ACH2	Florida Power & Light	Dec 13, 2022 to Jan 12, 2023	740.27	667,364.33
01/24/2023	12423ACH3	Florida Power & Light	661 Parkland Trl #Fountain Dec 13, 2022 to Jan 12, 2023	437.48	666,926.85
01/24/2023	12423ACH4	Florida Power & Light	Dec 13, 2022 to Jan 12, 2023	32.61	666,894.24
01/24/2023	12423ACH5	Florida Power & Light	100 Parkland Trail - Dec 6, 2022 to Jan 6, 2023	791.06	666,103.18
01/27/2023	100074	Charles Aquatics, Inc	Invoice: 47182 (Reference: Fish Barrier Installation Ponds 1 & 5. )	485.10	665,618.08
01/31/2023	100075	First Coast Contract Maintenance Services	Invoice: 7362 (Reference: Repair broken sink plumbing cover. )	45.00	665,573.08
<b>01/31/2023</b>				<b>280,557.09</b>	<b>11,534.66</b>
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 po	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 Januar	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 systerr	1,595.86	660,432.95
02/21/2023	100085	DPFG M&C	Invoice: 407501 (Reference: January Billable Expenses. ) Invoice: 407595	3,141.11	657,291.84
02/21/2023	100086	Yellowstone Landscape	Invoice: JAX 491947 (Reference: Tree Removal. )	395.00	656,896.84
02/21/2023	022123ACH1	Florida Power & Light	100 Parkland Trail - Jan 6, 2023 to Feb 6, 2023	827.38	656,069.46
02/22/2023			Deposit	86,195.12	742,264.58
02/23/2023	100087	Orkin	Invoice: 239701003 (Reference: Pest Control. )	110.00	742,154.58
02/24/2023	ACH022423	AT&T	Internet 02/02-03/01/23	176.55	741,978.03
02/27/2023	22723ACH2	Florida Power & Light	795 Parkland Trail, #IRR 1/12/23 to 2/13/23	38.32	741,939.71
02/27/2023	22723ACH3	Florida Power & Light	1/12/23 to 2/13/23	746.14	741,193.57
02/27/2023	22723ACH4	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2023 to Feb 13, 2023	454.63	740,738.94
02/27/2023	22723ACH1	Florida Power & Light	Jan 12, 2023 to Feb 13, 2023	33.93	740,705.01
<b>02/28/2023</b>				<b>98,764.54</b>	<b>23,632.61</b>

# EXHIBIT 5

## **RETENTION AND FEE AGREEMENT**

### **I. PARTIES**

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Parkland Preserve Community Development District (“**Client**”)  
c/o DPF Management and Consulting LLC  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

and

B. Kutak Rock LLP (“**Kutak Rock**”)  
107 West College Avenue  
Tallahassee, Florida 32301

### **II. SCOPE OF SERVICES**

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

### **III. CLIENT FILES**

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

#### IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Jere Earlywine	\$305
Associates	\$265
Contract Attorney	\$235
Paralegals	\$190

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

#### V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

## **VI. DEFAULT; VENUE**

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VII. CONFLICTS**

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

## **VIII. ACKNOWLEDGMENT**

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

## **IX. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## **X. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

**XI. ENTIRE CONTRACT**


This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**KUTAK ROCK LLP**

By: Mohammad Bataineh

By:   
\_\_\_\_\_

Its: Chairman

Jere L. Earlywine

Date: 3/15/2023

Date: March 6, 2023

## ATTACHMENT A

### KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

Signature: m bta  
Mohammad Bataineh (Mar 15, 2023 12:53 EDT)

Email: mbataineh@batatinehlaw.com






# Fee Agreement (2023) - Parkland Preserve

Final Audit Report

2023-03-15

Created:	2023-03-15
By:	David McInnes (dmcinnes@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPG4Yil_C-O_-L6UsAITyh7aoY_inwblE

## "Fee Agreement (2023) - Parkland Preserve" History

-  Document created by David McInnes (dmcinnes@vestapropertyservices.com)  
2023-03-15 - 4:44:18 PM GMT
-  Document emailed to Mohammad Bataineh (mbataineh@batainehlaw.com) for signature  
2023-03-15 - 4:44:43 PM GMT
-  Email viewed by Mohammad Bataineh (mbataineh@batainehlaw.com)  
2023-03-15 - 4:52:37 PM GMT
-  Document e-signed by Mohammad Bataineh (mbataineh@batainehlaw.com)  
Signature Date: 2023-03-15 - 4:53:24 PM GMT - Time Source: server
-  Agreement completed.  
2023-03-15 - 4:53:24 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.



# EXHIBIT 6

This instrument was prepared by:

(This space reserved for Clerk)

KE LAW GROUP PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

**QUIT CLAIM DEED**  
**WITH GRANT AND RESERVATION OF EASEMENTS**

THIS QUIT CLAIM DEED is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **NGMB PROPERTIES, LLC**, a limited liability company, with a mailing address of 1478 Riverplace Boulevard, Suite 1808, Jacksonville, Florida 32207 ("**Grantor**"), and **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is c/o DPGF, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly below ("**Property**"):

**Tract N, and all Rights-of-Way (if any), as identified on the plat entitled, "PARKLAND PRESERVE PHASE 2B, 2C and 2D" and recorded in the Public Records of St. Johns County, Florida at Plat Book 106, Pages 24-31.**

**Tracts O, P, R and S, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 3A-4A" and recorded in the Public Records of St. Johns County, Florida at Plat Book 110, Pages 51-60.**

**Tracts T, U, V, W, X, Y and Z, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 3B, 3C, 3D, and 3E" and recorded in the Public Records of St. Johns County, Florida at Plat Book 111, Pages 37-47.**

**Tracts AA, BB, CC, DD, EE, FF and GG, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 4B" and recorded in the Public Records of St. Johns County, Florida at Plat Book 115, Pages 1-19.**

Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

## **GRANT OF EASEMENTS**

FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below ("**Easements**"):

**Those certain Drainage Easements, Landscape Easements, Maintenance Easements, Conservation Easements and Upland Buffers (together, "Easement Areas"), identified on the plat entitled "Parkland Preserve Phase 1 Replat," recorded in Plat Book 105, Pages 67-69, of the Official Records of St. Johns County, Florida, on the plat entitled "Parkland Preserve 2B, 2C and 2D," recorded in Plat Book 106, Pages 24-31, of the Official Records of St. Johns County, Florida, on the plat entitled "Parkland Preserve 3A-4A," recorded in Plat Book 110, Pages 51-60, of the Official Records of St. Johns County, Florida, on the plat entitled "Parkland Preserve 3B, 3C, 3D and 3E," recorded in Plat Book 111, Pages 37-47, of the Official Records of St. Johns County, Florida, and on the plat entitled "Parkland Preserve 4B," recorded in Plat Book 115, Pages 1-19, of the Official Records of St. Johns County, Florida.**

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

## **RESERVATION OF EASEMENT**

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for (i) ingress and egress over, upon and across the Property and Easement areas, (ii) together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, and related improvements, and (iii) the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property or Easement areas; provided, however, that Grantor's reservation of rights hereunder shall be exercised in a manner consistent with the District's capital improvement plan and the District's obligations under any applicable trust indenture relating to any bonds issued by the District to finance the improvements on the Property and Easement areas, and shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**NGMB PROPERTIES, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of NGMB Properties, LLC, on its behalf. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

This instrument was prepared by:

(This space reserved for Clerk)

KE LAW GROUP PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

**QUIT CLAIM DEED**  
**WITH GRANT AND RESERVATION OF EASEMENTS**

THIS QUIT CLAIM DEED is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **PARKLAND PRESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address of 2695 Dobbs Road, St. Augustine, Florida 32086 ("**Grantor**"), and **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is c/o DPF, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly below ("**Property**"):

**Tract N, and all Rights-of-Way (if any), as identified on the plat entitled, "PARKLAND PRESERVE PHASE 2B, 2C and 2D" and recorded in the Public Records of St. Johns County, Florida at Plat Book 106, Pages 24-31.**

**Tracts O, P, R and S, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 3A-4A" and recorded in the Public Records of St. Johns County, Florida at Plat Book 110, Pages 51-60.**

**Tracts T, U, V, W, X, Y and Z, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 3B, 3C, 3D, and 3E" and recorded in the Public Records of St. Johns County, Florida at Plat Book 111, Pages 37-47.**

**Tracts AA, BB, CC, DD, EE, FF and GG, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 4B" and recorded in the Public Records of St. Johns County, Florida at Plat Book 115, Pages 1-19.**

Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

## **GRANT OF EASEMENTS**

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below (“Easements”):

**Those certain Drainage Easements, Landscape Easements, Maintenance Easements, Conservation Easements and Upland Buffers (together, “Easement Areas”), identified on the plat entitled “Parkland Preserve Phase 1 Replat,” recorded in Plat Book 105, Pages 67-69, of the Official Records of St. Johns County, Florida, on the plat entitled “Parkland Preserve 2B, 2C and 2D,” recorded in Plat Book 106, Pages 24-31, of the Official Records of St. Johns County, Florida, on the plat entitled “Parkland Preserve 3A-4A,” recorded in Plat Book 110, Pages 51-60, of the Official Records of St. Johns County, Florida, on the plat entitled “Parkland Preserve 3B, 3C, 3D and 3E,” recorded in Plat Book 111, Pages 37-47, of the Official Records of St. Johns County, Florida, and on the plat entitled “Parkland Preserve 4B,” recorded in Plat Book 115, Pages 1-19, of the Official Records of St. Johns County, Florida.**

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

## **RESERVATION OF EASEMENT**

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for (i) ingress and egress over, upon and across the Property and Easement areas, (ii) together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, and related improvements, and (iii) the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property or Easement areas; provided, however, that Grantor’s reservation of rights hereunder shall be exercised in a manner consistent with the District’s capital improvement plan and the District’s obligations under any applicable trust indenture relating to any bonds issued by the District to finance the improvements on the Property and Easement areas, and shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**PARKLAND PRESERVE HOMEOWNERS  
ASSOCIATION, INC.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of Parkland Preserve Homeowners Association, Inc., on its behalf. He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**QUITCLAIM BILL OF SALE  
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**THIS BILL OF SALE** is made to be effective as of the \_\_\_ day of \_\_\_\_\_, 2022, by and among **NGMB PROPERTIES, LLC**, a limited liability company, with a mailing address of 1478 Riverplace Boulevard, Suite 1808, Jacksonville, Florida 32207 and **PARKLAND PRESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address of 2695 Dobbs Road, St. Augustine, Florida 32086 (together, "**Grantors**"), and for good and valuable consideration, to it paid by the **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is c/o DPF, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("**Grantee**").

(Wherever used herein, the terms "Grantors" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantors, to the extent of their respective interests, if any, hereby remise, release and quit-claim to Grantee forever, all the right, title, interest, claim and demand which the Grantors individually or jointly have in and to the capital improvements and work product as described below, to have and to hold for Grantee's own use and benefit forever (all of the following together, "**Property**"):

- a. **Improvements** - All of the right, title, interest, and benefit, if any, of the Grantors in, to, and under the capital improvements located on the real property and easement areas described in **Exhibit A**, including but not limited to stormwater, roadway, hardscaping, landscaping, irrigation, lighting, and other improvements.
- b. **Work Product** – All of the right, title, interest, and benefit of Grantors, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.
- c. **Additional Rights** - All of the right, title, interest, and benefit of Grantors, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product and improvements.

2. By execution of this document, the Grantors affirmatively represent that they have the contractual right, consent and lawful authority of any and all forms to take this action in this document



and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

**[CONTINUED ON FOLLOWING PAGE]**

**WHEREFORE**, the foregoing Bill of Sale is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered  
in the presence of:

**NGMB PROPERTIES, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of NGMB Properties, LLC, on its behalf. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

[SIGNATURE PAGE FOR QUITCLAIM BILL OF SALE]

Signed, sealed and delivered  
in the presence of:

**PARKLAND PRESERVE HOMEOWNERS  
ASSOCIATION, INC.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF \_\_\_\_\_**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of Parkland Preserve Homeowners Association, Inc., on its behalf. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**EXHIBIT A:** Description of Property

## EXHIBIT A

### Real Property:

Tract N, and all Rights-of-Way (if any), as identified on the plat entitled, "PARKLAND PRESERVE PHASE 2B, 2C and 2D" and recorded in the Public Records of St. Johns County, Florida at Plat Book 106, Pages 24-31.

Tracts O, P, R and S, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 3A-4A" and recorded in the Public Records of St. Johns County, Florida at Plat Book 110, Pages 51-60.

Tracts T, U, V, W, X, Y and Z, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 3B, 3C, 3D, and 3E" and recorded in the Public Records of St. Johns County, Florida at Plat Book 111, Pages 37-47.

Tracts AA, BB, CC, DD, EE, FF and GG, and all Rights-of-Way, as identified on the plat entitled, "PARKLAND PRESERVE PHASE 4B" and recorded in the Public Records of St. Johns County, Florida at Plat Book 115, Pages 1-19.

### Easement Areas:

Those certain Drainage Easements, Landscape Easements, Maintenance Easements, Conservation Easements and Upland Buffers (together, "Easement Areas"), identified on the plat entitled "Parkland Preserve Phase 1 Replat," recorded in Plat Book 105, Pages 67-69, of the Official Records of St. Johns County, Florida, on the plat entitled "Parkland Preserve 2B, 2C and 2D," recorded in Plat Book 106, Pages 24-31, of the Official Records of St. Johns County, Florida, on the plat entitled "Parkland Preserve 3A-4A," recorded in Plat Book 110, Pages 51-60, of the Official Records of St. Johns County, Florida, on the plat entitled "Parkland Preserve 3B, 3C, 3D and 3E," recorded in Plat Book 111, Pages 37-47, of the Official Records of St. Johns County, Florida, and on the plat entitled "Parkland Preserve 4B," recorded in Plat Book 115, Pages 1-19, of the Official Records of St. Johns County, Florida.

Here are some provisions to consider and to replace Section 22 of the Declarations (page 37):

**SECTION 22. Parkland Preserve Community Development District.**

The property subject to this Declaration is also subject to the jurisdiction of the Parkland Preserve Community Development District (“CDD”), and, to the extent of any of the provisions of this Section are contrary to any other provision of this Declaration, this Section shall control. The CDD was established pursuant to Chapter 190, Florida Statutes and for the purposes of financing certain community infrastructure, improvements and facilities, including but not limited to the surface water Management system, water and wastewater utilities, public roadways, hardscaping, landscaping, irrigation systems, lighting, and conservation areas (together, “CDD Improvements”). In connection with the establishment of the CDD, assessments, taxes and fees may be assessed against the Lots, in addition to those created by this Declaration and levied by the Association. Each Owner shall pay to the CDD, or its designated representative, any assessments, taxes and fees levied by the CDD. **THE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON ANY PROPERTY WITHIN THE DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

The following provisions apply to the CDD:

1. The CDD reserves all rights under Chapter 190, Florida Statutes with respect to the property that the CDD owns (“CDD Property”), and to any CDD Improvements. Any CDD Property, and any CDD Improvements, shall not be deemed a part of the Common Areas for purposes of this Declaration and shall not be subject to the provisions of this Declaration.
2. The CDD is hereby granted a non-exclusive easement across all property that is the subject of this Declaration, including but not limited to the rights of ingress and egress for CDD purposes as well as the rights to construct, install, acquire, operate, maintain, repair and replace any CDD Improvements.
3. In addition to any other rights that the Declarant may have pursuant to this Declaration, Declarant shall have the right to convey or grant easements or other rights in property (including but not limited to any Common Area) to the CDD and for the purposes of ingress, egress, installation, construction, acquisition, operation, maintenance, repair, or replacement of public improvements contemplated under Chapter 190, Florida Statutes. Any property so conveyed shall be deemed CDD Property.
4. The Association may, from time to time, make and enter into maintenance agreement(s) with the CDD, whereby the Association may be responsible for the operation, maintenance, repair and replacement of certain CDD Improvements located over, through and upon the CDD Property as provided in such an agreement.
5. To the extent permitted by law, the CDD is a named, third-party beneficiary of this Declaration, and shall have the right to enforce the provisions of this Declaration.

6. Any indemnification provision provided in favor of the Association and pursuant to this Declaration shall also be construed to be in favor of the CDD, as though the term "CDD" was written alongside the "Association" as an additional indemnitee.
7. Notwithstanding any other provision herein to the contrary, no amendment to this Declaration shall affect the rights of the CDD unless such amendment receives the prior written consent of the CDD, which consent may be withheld for any or no reason whatsoever.

# EXHIBIT 7

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF ST JOHNS

The foregoing oath was administered before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of \_\_\_\_\_ District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_



# EXHIBIT 8



# Irrigation Inspection Report

W. O. # \_\_\_\_\_  
 NAME PARKLAND PRESERVE  
 ADDRESS \_\_\_\_\_  
 DATE 3/15/2023 PG \_\_\_\_ OF \_\_\_\_

START TIME(S)	10PM
START TIME(S)	10PM
START TIME(S)	

RUN DAYS

A	M						
B		T					
C	S	M	T	W	T	F	S

WATER SOURCE	PUMP
CLOCK TYPE	HUNTER ACC2
RAIN/FREEZE SWITCH	NO

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	R	D	S	R/S	R/S	S	R/B	R/B	R	R	S	S	S	B	S
RUN TIME	20	40	30	30	30	40	20	40	40	40	40	20	20	20	30	20
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

ADJUSTMENTS	2	1		3	2	2	1	4	2	1	1	4	3	2		1
PARTIAL CLOGS	2			3	3	2						3	1			2
STRAIGHTENED																
HEADS OK																X

Note: Above items are part of irrigation wet check

BROKEN PIPE			2						1							
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)									2							
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments: \_\_\_\_\_

Please stamp here



# Irrigation Inspection Report

W. O. # \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 DATE \_\_\_\_\_ PG \_\_\_\_\_ OF \_\_\_\_\_

START TIME(S)	
START TIME(S)	
START TIME(S)	

RUN DAYS

A	S	M	T	W	T	F	S
B	S	M	T	W	T	F	S
C	S	M	T	W	T	F	S

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

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28				
TYPE (S,R,B,D)	S	R	S	B	S	R		S	R	S/B	R	R				
RUN TIME	20	40	20	20	20	40	40	20	40	20	40	40				
PROGRAM	B	B	AB	B	B	B	B	B	B	B	B	B				

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
HEADS OK							X									

Note: Above items are part of irrigation wet check

BROKEN PIPE				1			1									
BROKEN HEADS			6"													
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments:

Please stamp here

ZONE 23 LATERAL BREAK CAUSING ZONE NOT TO PRESSURE UP.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# EXHIBIT 9

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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 22, 2022

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pond 1:** This pond was an 8 (good). Minor perimeter vegetation.



**Pond 2:** This pond was an 8 (good). No invasive species noted.



**Pond 3:** This pond was a 9 (very good). No invasive species noted.



**Pond 4:** This pond was an 8 (good). No invasive species noted.



**Pond 5:** This pond was a 7 (overall good). Had a good kill on the perimeter vegetation.



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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:** September 27, 2022

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pond 1:** This pond was a 7 (overall good). Treated for perimeter vegetation and typha.



**Pond 2:** This pond was a 7 (overall good). Treated for typha.



**Pond 3:** This pond was an 8 (good). No invasive species noted. Major construction going on.



**Pond 4:** This pond was an 8 (good). No invasive species noted.



**Pond 5:** This pond was an 8 (good). No new invasive species noted. Looks much better.





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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:** October 25, 2022

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pond 1:** This pond was an 8 (good). Had a good kill on the perimeter vegetation.



**Pond 2:** This pond was an 8 (good). Had a good kill on the typha.



**Pond 3:** This pond was an 8 (good). No invasive species noted. Major construction going on.



**Pond 4:** This pond was an 8 (good). No invasive species noted.



**Pond 5:** This pond was an 8 (good). No new invasive species noted. Installed fish barrier on outflow.



---

6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

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## Service Report

**Date:** November 23, 2022

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pond 1:** This pond was an 8 (good). No new invasive species noted.



**Pond 2:** This pond was an 8 (good). No invasive species noted.



**Pond 3:** This pond was an 8 (good). Noted minor cattail. Major construction going on. Silt barriers blocking access.



**Pond 4:** This pond was an 8 (good). No invasive species noted. Removed some trash.



**Pond 5:** This pond was an 8 (good). No invasive species noted.



---

6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

---

## Service Report

**Date:** December 15, 2022

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

Raining

**Pond 1:** This pond was an 8 (good). No new invasive species noted.



**Pond 2:** This pond was an 8 (good). No invasive species noted.



**Pond 3:** This pond was an 8 (good). Noted minor cattail. Major construction going on. Silt barriers blocking access.



**Pond 4:** This pond was an 8 (good). No invasive species noted.



**Pond 5:** This pond was an 8 (good). No invasive species noted.





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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:** January 10, 2023

**Biologist:** Bill Fuller

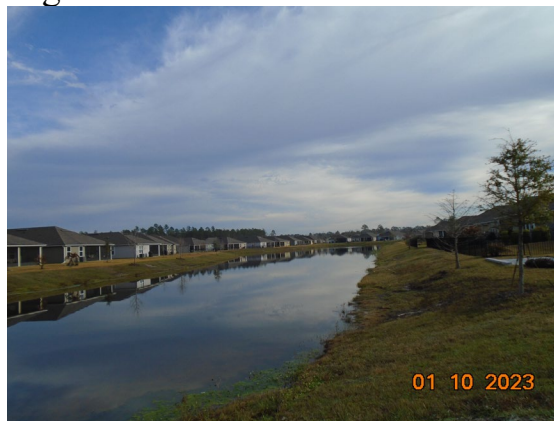
**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pond 1:** This pond was in good condition. No new invasive species noted.



**Pond 2:** This pond was in overall good condition. I treated for perimeter vegetation and some algae.



**Pond 3:** This pond was in overall good condition. I was able to access and treat for perimeter vegetation.



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



**Pond 5:** This pond was in good condition. No new invasive species noted.





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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:** February 8, 2023

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pollen in all ponds**

**Pond 1:** This pond was in good condition. No invasive species noted.



**Pond 2:** This pond was in good condition. I had a good kill on the perimeter vegetation and algae.



**Pond 3:** This pond was in good condition. I had a good kill on the perimeter vegetation.



**Pond 4:** This pond was in good condition. Had a good kill on the perimeter vegetation.



**Pond 5:** This pond was in good condition. No invasive species noted.



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6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

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## Service Report

**Date:** March 15, 2023

**Biologist:** Bill Fuller

**Client:** Parkland Preserve

**Waterways:** 4 ponds

**Pond 1:** This pond was in good condition. No invasive species noted.



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



**Pond 3:** This pond was in overall good condition. Minor perimeter vegetation. Conditions bad for treatment.



**Pond 4:** This pond was in good condition. Had a good kill on the perimeter vegetation.



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



# EXHIBIT 10



**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, 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; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** Johanna Lee is appointed Treasurer.

Bridgett Alexander is appointed Assistant Treasurer.

David C. McInnes is appointed Secretary.

Christian Dimaculangan is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon

its adoption. **PASSED AND ADOPTED** this 27<sup>th</sup> day of March, 2023.

ATTEST:

**PARKLAND PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# EXHIBIT 11

**RESOLUTION 2023-02**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE  
PARKLAND PRESERVE COMMUNITY DEVELOPMENT  
DISTRICT DESIGNATING SIGNATORIES FOR THE  
DISTRICT'S OPERATING BANK ACCOUNT(S); AND  
PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

**WHEREAS**, the Board has previously established a local operating bank account for the District; and

**WHEREAS**, the Board has previously designated authorized signatories on the bank account; and

**WHEREAS**, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

**Section 1.** The Chair and Vice-Chair of the District's Board of Supervisors, and Johanna Lee and Bridgett Alexander of DPF Management and Consulting, LLC, are hereby designated as authorized signatories on the District's operating bank account.

**Section 2.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of March, 2023.

ATTEST:

**PARKLAND PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair, Board of Supervisors