



***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
July 28, 2025***

4:30 p.m.

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Parkland Preserve Community Development District

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132 Ext. 226

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, July 28, 2025, 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-226 or dharden@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Dana Harden
District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, July 28, 2025

Time: 4:30 PM

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

[Microsoft Teams Meeting](#)

ID: 243 954 129 225

Passcode: HMWBbV

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

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

The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. Speakers are expected to refrain from personal attacks on the Board of Supervisors or Staff. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it should be first addressed with the General Manager outside of the context of the meeting.

IV. Vendor Reports

A. Vesta Property Services Amenity Manager Report

[Exhibit 1](#)

B. Charles Aquatics Service Report

[Exhibit 2](#)

V. Staff Reports

A. District Manager

➤ Meeting Matrix

[Exhibit 3](#)

➤ Quorum Check: August 25, 2025 at 4:30 p.m.

Alfred Myslicki	In Person	Remote	No
Clare Olson	In Person	Remote	No
Kimberly Inman	In Person	Remote	No

James Mack	In Person	Remote	No
David Gurrie	In Person	Remote	No

B. District Counsel

- Update on Litigation

C. District Engineer

VI. Supervisors Requests

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 23, 2025 [Exhibit 4](#)

B. Consideration for Acceptance – The June 2025 Unaudited Financial Report [Exhibit 5](#)

C. Ratification of Lucas Tree Service Inc. Eagles Landing Dead Pine Tree Removal Proposal - \$1,000.00 [Exhibit 6](#)

VIII. Business Matters

A. Consideration of District Management Contract Renewal Proposal [Exhibit 7](#)

B. Consideration & Adoption of **Resolution 2025-09**, Adopting Meeting Schedule for FY 2025-2026 [Exhibit 8](#)

C. Consideration of Conserva Well Pump Quote - \$2,250.00 [Exhibit 9](#)

IX. FY 2025-2026 Budget & Assessment Public Hearing

A. Fiscal Year 2025-2026 Budget Public Hearing

- Open the Public Hearing
- Presentation of FY 2025-2026 Budget & Assessment Roll [Exhibit 10](#)
- Public Comments
- Close the Public Hearing

B. Consideration & Adoption of **Resolution 2025-10**, Adopting Final Budget for FY 2025-2026 [Exhibit 11](#)

C. Fiscal Year 2025-2026 Assessment Public Hearing

- Open the Public Hearing
- Public Comments
- Close the Public Hearing

D. Consideration & Adoption of **Resolution 2025-11**, Levying O&M Assessments for FY 2025-2026 [Exhibit 12](#)

IX. Audience Comments For Non-Agenda Items – *(limited to 3 minutes per individual)*

X. Adjournment

EXHIBIT 1

Parkland Preserve

COMMUNITY DEVELOPMENT DISTRICT

Amenity Manager's Report



Prepared For The
Parkland Preserve CDD
July 2025

Respectfully submitted by
Jarrod Vaughn, LCAM
jvaughn@vestapropertyservices.com

AMENITY UPDATES

During the month of July, the Amenity Center pool underwent a routine inspection, which concluded with satisfactory results. As a result, the pool permit has been officially extended through June 30, 2026. Copies of both the inspection report and the updated permit have been included with this submission for the Board's records.

In addition, we will be transitioning to a new vendor for the procurement of vehicle access stickers. Following discussions with GateHouse Parts Direct, LLC, the vendor has provided a quote of \$533.25 per order. This change is expected to yield a cost savings of approximately \$125 per order for the Community Development District.

HOMEOWNER FEEDBACK

Resident feedback this month has primarily centered around ongoing concerns with the callbox system.

Residents continue to report that the screen remains difficult to read and that the speaker system provides insufficient audio clarity, making it challenging to communicate effectively when using the device.

Additional concerns have been raised regarding the area where conduit was installed beneath the roadway near the utility stubs on either side of the street. A homeowner noted that the surface above the bore appears uneven, creating a slight elevation similar to a speed bump, which may require further evaluation.

Furthermore, the homeowner at 975 Parkland Trail has submitted two proposals for the Board's consideration. Copies of both proposals have been included as attachments to this management report.

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 55-60-1976691
Name of Facility: Parkland Preserve Amenity Center Pool
Address: 835 Parkland Trail
City, Zip: Saint Augustine 32095

Correct By: None
Re-Inspection Date: None

Type: Public Pool > 25000 Gallons
Owner: DPFG
Person In Charge: Leonhardt, Gwen - Vesta Proper Phone: (904) 923-7065
PIC Email: rzastrocky@vestapropertyservices.com
Pool Operator: DPFG Phone: (321) 263-0132 ex. 737

Inspection Information

Purpose: Routine
Inspection Date: 6/30/2025

Begin Time: 01:00 PM
End Time: 01:22 PM

Additional Information

22. Free Chlorine	4.5	VOLUME	58140
23. pH	7.4	POOL LOAD	0
24. Chlor. Stabilizer		FLOW RATE	0
33. Flowmeter	220	NIGHT SWIM	
34. Thermometer		FILTER TYPE	SP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA	17. Rules Posted	32. Vacuum Cleaner-FBC
1. Water Clarity/Algae Control	18. Certification	33. Flowmeter
2. Deck/Walkways	SANITARY FACILITIES	34. Thermometer
3. Tile/Pool Finish	19. Supplies 64E-10, FAC	35. Pressure/Vacuum Gauge
4. Depth Markers-FBC	20. Clean 64E-10, FAC	36. Equip. Room
5. Handrail/Ladder-FBC	WATER QUALITY	37. Cross Connection
6. Step Markings-FBC	21. Approved Test Kit	38. Gas Chlorine Eq.-FBC
7. Suction Outlets-514.0315(1)	22. Free Chlor./Brom.	39. Waste Water - FBC
8. Gutter Grates/Skimmer-FBC	23. pH	40. D.E. Separator-FBC
9. Lighting	24. Chlor. Stabilizer	41. Other Equipment
10. No Dive Markings-FBC	25. Spa Requirements-ORP	42. Equip. Change-FBC
11. Diving Board-FBC	EQUIPMENT ROOM	43. Approved Chemicals
12. Pool Cover	26. Wading Pool-Quick Dump	44. Maintenance Log
13. Pool Side Shower-FBC	27. Water Level/Control	45. Inspection Posted
POOL SAFETY	28. Disinfection Feeder/Generator	46. Safety-514.0315(2)
14. Life Hook(s) w/Pole	29. pH Feeder	47. Fences/Gates- FBC
15. Life Ring(s) w/Rope	30. Chem. Container Label-FBC	48. Other
16. Safety Line	31. Filter / Pump	49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

No violations observed at time of inspection.
Inspection completed by Kaliph Piper.

Email Address(es): districtap@dpfgmc.com;
rzastrycky@vestapropertyservices.com;
dharder@vestapropertyservices.com;
gleonhardt@vestapropertyservices.com

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

No Violation Comments Available

Inspection Conducted By: Faye Kotler (640519)
Inspector Contact Number: 904-506-6173
Print Client Name:
Date: 7/1/2025

Inspector Signature:

A handwritten signature in black ink, appearing to be "F. Kotler".

Client Signature:

A handwritten signature in black ink, appearing to be "Email".



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

55-60-1976691

55-BID-7918142

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Parkland Preserve Amenity Center Pool
835 Parkland Trail
Saint Augustine, FL 32095

County: **St. Johns**
Amount Paid: \$350.00
Date Paid: 05/28/2025
Issue Date: 07/01/2025

Permit Expires On: 06/30/2026

Mail To: Attention: DPFG
DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Issued By:
Department of Health in St. Johns County
200 San Sebastian View, Suite 1322
Saint Augustine, FL 32084
(904) 823-2514

Owner: DPFG

Pool Volume (gallons): 58,140

Bathing Load: 0

Flow Rate (gpm): 0

Night Swimming:

Variance Conditions (if applicable):

Original Customer: Parkland Preserve Amenity Center Pool (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



55-60-1976691

55-BID-7918142

STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Parkland Preserve Amenity Center Pool
835 Parkland Trail
Saint Augustine, FL 32095

County: **St. Johns**
Amount Paid: \$350.00
Date Paid: 05/28/2025
Issue Date: 07/01/2025

Permit Expires On: 06/30/2026

Mail To: Attention: DPFG
DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Issued By:
Department of Health in St. Johns County
200 San Sebastian View, Suite 1322
Saint Augustine, FL 32084
(904) 823-2514

Owner: DPFG

gatehousepartsdirect@gmail.com
www.gatehousepartsdirect.com

Cutting Costs, Not Quality – Direct Barcode & RFID Tags at Unbeatable Prices!

Bill to:	Amenities & Community	Phone:	904-747-0181	Quote #:	070925-11
Address:	200 Business Park Circle Suite101	Email:	jvaughn@vestapropertyservices.com	Date:	7/9/2025
	Saint Augustine, FL 32095			Contact:	Jarrod Vaughn

DATE	ITEM #	DESCRIPTION	QTY	UNIT PRICE	DISCOUNT	TOTAL
7/9/2025	BAI	Bar-Code 3.5	100	\$4.75		\$475.00

Sub-Total	\$475.00
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	Total	\$475.00
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	Shipping	\$25.00
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Request to replace a Pond Bank Tree

Submitted to: Parkland Preserve Community Development District

By: Gregory and Patricia Letnaunchyn, 975 Parkland Trail

July 7, 2025

Our home is located on a pond. There is a Laurel Oak tree near the southwest corner of the property. As the tree developed, the main trunk branched off into at least three directions, causing there to be no defined main trunk. The tallest of the branches has lost its leaves and appears to be non-productive. Our concern is that this tree, because of the malformed structure, will not properly develop into a strong, attractive and healthy tree. Information from the University of Florida notes that Laurel Oak tree trunks and large branches often hollow from decay and wood rot. The small trunk injuries or improper pruning cut can result in columns of decay inside the trunk.



We request approval to replace the oak tree, at our expense, with a 30-gallon Red Maple, a variety found in several locations along the pond bank. Our plan is to purchase and arrange installation by either Pat's Nursery of Fleming Island or Liberty Nursery, State Road 16, depending on availability when ready to proceed.



We appreciate your consideration and are hopeful that you will approve our request.

Thank you.

Request to add a Recumbent Stepper machine to the Fitness Center

Submitted to: Parkland Preserve Community Development District

By: Gregory Letnaunchyn, 975 Parkland Trail

July 7, 2025

This request is on behalf of several residents of Parkland Preserve, including myself, who have physical limitations and mobility problems that restrict our ability to use our Fitness Center due to the limited equipment options. The intent of this request is for the CDD Board to consider the addition of a Recumbent Stepper to the fitness center. Presently, a Stationary bicycle, Elliptical machine and treadmills are the types of exercise equipment that are available.

Residents who have mobility/balance problems or other physical limitations such as neuropathy, hip or knee problems, which are common among seniors, find the Recumbent Stepper to be helpful to help with their fitness programs.

A post on the neighborhood Facebook page inquiring about the interest in this type of equipment for the Fitness Center received favorable support. A sampling of comments:

My husband uses this at Brooks several times a week for his Parkinson's. I am sure he would use it. Wish we had one.

I would support this purchase. This piece of equipment is used in physical therapy following hip surgery.

I for one, would support such a purchase; a rowing machine also!!

Looks like a nice piece of equipment. Helpful also.

I'm presently using this exact machine for my hip physical therapy and it's great. I would use it.

My mom loves this machine and still uses it at the age of 92

We recognize that budget considerations are always a factor in making decisions to add to or modify the community amenities. If this fitness center equipment addition cannot be approved at this time, we ask that the Board place the Recumbent Stepper on the list of future items to be considered when replacements/upgrades are planned. If additional information regarding the need for this equipment is desired, that can be easily provided.

Two types of Recumbent Steppers could meet the need. See page two for additional information.

The Sci-Fit Step One is a premium unit with a full range of adjustments to meet the needs of all users. The FreeStep LT7 has fewer features but would meet the needs of most users



**Life Fitness SciFit StepOne
Recumbent Stepper
Remanufactured: \$5,100
New: \$7,450**



**FreeStep LT7 Recumbent Cross
Trainer Stepper \$1,250**

EXHIBIT 2



6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: July 21, 2025

Biologist: Mike Liddell

Client: Parkland Preserve

Waterways: 6 ponds

Pond 1: Treatment for torpedo grass was effective, most of the grass is still decaying. Treated algae as a result from the decaying vegetation.



Pond 2: Algae and vegetation treatments have been effective.



Pond 3: Sprayed perimeter grasses around pond, most of vegetation is decaying.



Pond 4: Perimeter vegetation is decaying.



Pond 5: Treated perimeter vegetation around pond.



Pond 6: This pond was in good condition. Noted some perimeter vegetation.



EXHIBIT 3

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

July, 2025	Regular Meeting: 07/28	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">• Meeting Minutes• 06/24/2025 Regular Meeting• Unaudited Financials• April 2025 <p><i>Business Items</i></p> <ul style="list-style-type: none">• Public Hearing on FY2026 Budget• District Engineer Proposal• District Management Proposal <p><i>Discussions</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager• Meeting Matrix• District Counsel• Update on litigation• District Engineer	
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<div>August, 2025</div>	<div>Regular Meeting: 08/27</div>	<div><p><i>Presentations</i></p><p><i>Consent Agenda Items</i></p><ul style="list-style-type: none">• Meeting Minutes<ul style="list-style-type: none">○ 07/28/2025 Regular Meeting• Unaudited Financials<ul style="list-style-type: none">○ July 2025<p><i>Business Items</i></p><ul style="list-style-type: none">• Dog Park Fencing Repair Quotes<p><i>Discussions</i></p><ul style="list-style-type: none">• Amenity Policies<p><i>Staff Reports</i></p><ul style="list-style-type: none">• District Manager<ul style="list-style-type: none">○ Meeting Matrix• District Counsel<ul style="list-style-type: none">○ Reminder on Ethics Training• District Engineer</div>	
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

Unscheduled Items			<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <p><i>Discussions (Workshop)</i></p> <ul style="list-style-type: none">• Amenity Center Policies <p><i>Staff Reports</i></p>	
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

SUBJECT	NOTES

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
Amenity Management and Field Operations/Vesta Property Services	10/1/2023-9/30/2024; auto renews for two-1 year intervals (60 days)
Aquatic Management/Charles Aquatics	11/1/2021- (District and Contractor: last day of month of termination letter). First Addendum was effective on 11/2/2021; First Amendment was effective on 5/1/2022; Second Amendment was effective on 4/26/2023.
Arbitrage Services/LLS Tax Solutions	Period ending 11/1/2025
Audit Services/DMHB	Fiscal Year ending 9/30/2028
District Counsel Services/Kutak Rock LLP	3/15/2023-
District Engineer Services/Kimley-Horn.	
District Management Services/DPFG (d/b/a Vesta District Services)	4/16/2018-
Fire Alarm & Security Video/High Tech (Alpha Dog)	Month to month
First Place Fitness Equipment, Inc.	11/1/2023- (yearly)
Heating and Cooling Preventive Maintenance/Cool Connections	1/12/2023- (yearly)
Landscape Maintenance/Yellowstone Landscaping	2/1/2023-9/30 of each year (90 days by contractor; 7 days by District)
Pest Control/Orkin (Pest and Termite)	10/6/2021-10/6/2022 auto renew for 1 year intervals
Reception Service at Gate/Contact One	3 month renewals beginning on 3/3/2021
Website Hosting/Campus Suite	9/18/2019- 1 year auto renewal (60 days)

EXHIBIT 4

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community
5 Development District was held on Monday, June 23, 2025 at 4:31 p.m. at Parkland Preserve Amenity
6 Center, 835 Parkland Trail, St. Augustine, FL 32095.

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

8 Ms. Harden called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Alfred Myslicki	Board Supervisor, Chairman
11	Clare Olson	Board Supervisor, Vice Chairwoman
12	Kimberly Inman	Board Supervisor, Assistant Secretary
13	James Mack	Board Supervisor, Assistant Secretary
14	Dave Gurrie	Board Supervisor, Assistant Secretary

15 Also present were:

16	Dana Harden	District Manager, Vesta District Services
17	Jarrod Vaughn	Amenity Manager, Vesta Property Services
18	Ron Zastrocky	Vesta Property Services
19	Bennett Davenport	District Counsel, Kutak Rock
20	Bill Schilling	District Engineer, Kimley-Horn
21	Jim Charles	Charles Aquatics

22 *The following is a summary of the discussions and actions taken at the June 23, 2025 Parkland Preserve*
23 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
24 *request.*

25 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

26 Mr. Myslicki led all in attendance in the Pledge of Allegiance.

27 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda**
28 **items)**

29 The Audience Comment portion of the agenda is where individuals who are present may make
30 remarks on matters that concern the District. Each individual is limited to three (3) minutes for such
31 remarks. Speakers are expected to refrain from personal attacks on the Board of Supervisors or
32 Staff. The Board of Supervisors or Staff are not obligated to provide an immediate response as
33 some issues require research, discussion and deliberation. If the comment concerns a maintenance
34 related item, it should be first addressed with the General Manager outside of the context of the
35 meeting.

36 An audience member questioned whether the budget was proportional to the month-by-month
37 charges, and requested a copy of the general ledger.

38 An audience member commented on sidewalks and trip hazards. Ms. Harden noted the vendors that
39 went through the community to inspect sidewalks on the site and ensure that there were no trip
40 hazards, and encouraged for residents to contact her if there were any areas where the sidewalks
41 were not leveled properly.

FOURTH ORDER OF BUSINESS – Vendor Reports

A. Exhibit 1: Vesta Property Services Amenity Manager Report

Mr. Vaughn clarified the pool policy and stated that going forward all guests under the age of 19 would only be allowed in from 2 p.m. to 6 p.m. Monday through Sunday.

B. Exhibit 2: Charles Aquatics Service Report Dated May 22, 2025

Mr. Charles gave a presentation on the CDD's stormwater maintenance system and the actions taken by Charles Aquatics for controlling pond conditions and structure functionality. Mr. Charles explained that the company employed three methods of control, being mechanical (physically removing aquatic weeds via weed rakes), chemical (EPA-approved algicides applied to the ponds in a state-certified manner), and biological (stocking ponds with triploid grass carp). Mr. Charles provided details on the fish stocking, noting that an aluminum barrier on the outflow structures would keep the fish on the property so long as it wasn't tampered with. Mr. Charles also noted that the fish provided for a preventative measure that could still work when conditions were poor for applying chemical treatments. Mr. Charles provided a pond map to the Board of Supervisors, and stated that he could send documentation of the aluminum outflow structures and access points.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

➤ Exhibit 3: Meeting Matrix

Ms. Harden stated that the next meeting, scheduled for July 28, would include public hearings for consideration and adoption of the FY 2026 budget and assessments. Ms. Harden also suggested that a discussion on amenity policies could take place in August, and that she could provide some options for potential workshop meeting dates for the month.

➤ Quorum Check: July 28, 2025, at 4:30 p.m.

All Board members stated that they would be present at the next meeting in person, which would constitute a quorum.

B. District Counsel

➤ Update on Litigation

Ms. Harden noted that this item was incorrectly listed on the agenda as being about Parcel 14, and that this update was actually about the roads and communications with Jr. Davis.

Mr. Davenport stated that a notice of intent to initiate construction litigation had been issued to Jr. Davis, and that they had been granted an extension to allow for an additional inspection to be scheduled and conducted in July.

C. District Engineer

➤ Update on FPL Streetlight Installation

Mr. Schilling stated that the streetlights should be installed within the next 30 days, and noted that the Board-approved concrete work had been completed, commenting positively on the curb ramp in front of the amenity center. Mr. Schilling additionally stated that the other Board-approved drainage improvements adjacent to lots 3 and 5 had been completed the week of June 16. Mr. Schilling added that he had planned to present the proposed District Engineer rates at this meeting, but needed additional time to prepare the updates.

Board comments were heard regarding the presence of water coming up and not draining properly along driveways in Phase 1, as well as suggestions for restriping the parking lot for additional ADA parking spaces.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Inman stated that she had requested for the District Manager to contact Green Earth regarding the viability of seeding turf rather than laying sod, and what the estimated cost difference would be. Ms. Inman additionally asked for quotes for fencing at the entrance and dog park.

Ms. Olson requested more thorough reporting on when maintenance requests on reported issues were followed up on. Additional comments were made regarding a need for clarity on amenity policy language.

Mr. Myslicki commented on hog problems. Ms. Harden noted that after having been away for a period of time, a hog had been spotted again on game cameras on June 16 and 17, and that the trapper had rebaited the area for capture and removal.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 27, 2025

B. Exhibit 5: Consideration for Acceptance – The May 2025 Unaudited Financial Report

Comments were made inquiring about changing the pricing model to have a base payment and additional fees based on desired amenity and facility access, and the District Manager clarified that the bonds and assessments were based on the specific lot sizes and tied to each individual home. Mr. Davenport further clarified that the suggested fees structure could not be made as an alteration to how assessments were collected, but that they could potentially look into rates in the amenity rules.

On a MOTION by Mr. Myslicki, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda for the Parkland Preserve Community Development District.
--

EIGHTH ORDER OF BUSINESS – Business Matters

A. Exhibit 6: Consideration of District Management Contract Renewal Proposal

Ms. Harden presented the contract renewal proposal, noting that this contract was for a period of three years, and had been written more from the perspective of the CDD Board of Supervisors being under resident control rather than the developers. Ms. Harden clarified that following the three year term, the Board could still opt to continue with Vesta if they wished. Comments were heard from the Board requesting more detail on what Vesta would be providing, as well as the timing/frequency. Ms. Harden suggested that she could distributed the GL spreadsheet to the Board, and stated that if the Board had any additional requests for edits to the contract language, these could be submitted to her for incorporation and consideration at the next meeting.

This item was tabled to the next meeting.

NINTH ORDER OF BUSINESS – Audience Comments For Non-Agenda Items – (limited to 3 minutes per individual)

There being none, the next item followed.

122 **TENTH ORDER OF BUSINESS – Adjournment**

123 Ms. Harden asked for final questions, comments, or corrections before requesting a motion to
124 adjourn the meeting. There being none, Mr. Mack made a motion to adjourn the meeting.

125 On a MOTION by Mr. Mack, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board adjourned
126 the meeting at 5:57 p.m. for the Parkland Preserve Community Development District.

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

130 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
131 **meeting held on _____.**

132

Signature

Signature

Printed Name

Printed Name

133 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

Parkland Preserve Community Development District

Financial Statements Unaudited

Period Ending
June 30, 2025



Parkland Preserve CDD
Balance Sheet
June 30, 2025

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
Assets:				
Cash	\$ 232,051	-	478	\$ 232,529
Cash Sweep	\$ 188,641	-	-	\$ 188,641
General Sub-account	-	-	-	-
Revenue	-	603,912	-	603,912
Sinking Fund	-	138	-	138
Capitalized Interest	-	-	-	-
Debt Service Reserve	-	766,100	-	766,100
Interest Account	-	6,053	-	6,053
Prepayment Account	-	4	-	4
Bond Redemption	-	-	-	-
Acquisition & Construction	-	-	-	-
Accounts Receivable	-	-	-	-
On-Roll Assessments Receivable	-	-	-	-
Excess Fees Received	-	-	-	-
Undeposited Funds	-	-	-	-
Due From Other Funds	-	23,583	-	23,583
Prepaid	-	-	-	-
Deposits	3,900	-	-	3,900
Total Assets	\$ 424,592	1,399,791	478	\$ 1,824,860
Liabilities:				
Accounts Payable	10,849	-	-	10,849
Due to Other Funds	23,583	-	-	23,583
Due to Developer	-	-	-	-
Deferred On-Roll Assessments	-	-	-	-
Retainage Payable	-	-	-	-
Total Liabilities	\$ 34,432	-	-	\$ 34,432
Fund Balance:				
Non-Spendable:				
Deposits & Prepaid	3,900	-	-	3,900
Restricted for:				
Debt Service	-	1,399,791	-	1,399,791
Capital Projects	-	-	478	478
Unassigned	386,260	-	-	386,260
Total Fund Balance	\$ 390,160	1,399,791	478	\$ 1,790,429
Total Liabilities & Fund Balance	\$ 424,592	1,399,791	478	\$ 1,824,860

Parkland Preserve CDD
General Fund
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2024 to June 30, 2025

	FY2025 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
Revenue:					
Special Assessments - On-Roll	\$ 642,161	\$ 3,756	\$ 642,629	\$ 468	100.07%
Excess Assessments		-	-	-	0.00%
Miscellaneous Revenue		250	1,875	1,875	950.00%
Interest		637	2,011	2,011	0.00%
Total Revenue	642,161	4,643	646,514	4,353	100.68%
Expenditures:					
General Administrative:					
Supervisors Compensation	15,000	800	6,400	(8,600)	42.67%
Management Consulting Services	36,300	3,025	27,225	(9,075)	75.00%
Administrative Services	1,815	151	1,422	(393)	78.37%
Bank Fees	150	-	198	48	132.00%
Miscellaneous, Allowance, Contingency	1,575	-	155	(1,420)	9.87%
Auditing Services	3,250	-	3,250	-	100.00%
Regulatory Permit Fees	175	-	189	14	107.94%
Legal Advertisements	2,500	-	477	(2,023)	19.06%
Engineering Services	40,000	-	16,341	(23,659)	40.85%
Legal Services	30,000	8,229	47,578	17,578	158.59%
Website Hosting	2,331	68	2,127	(204)	91.25%
Total General Administrative	133,096	12,273	105,363	(27,733)	79.16%
Insurance:					
Property, General Liability, Prof.	32,404	-	25,501	(6,903)	78.70%
Total Insurance	32,404	-	25,501	(6,903)	78.70%
Debt Administration:					
Dissemination Agent	8,800	-	8,800	-	100.00%
Trustee Fees	6,400	-	4,333	(2,067)	67.70%
Arbitrage	1,300	-	650	(650)	50.00%
Total Debt Administration	16,500	-	13,783	(2,717)	83.53%
Physical Environment:					
Field Manager	29,886	2,491	22,415	(7,472)	75.00%
Electricity (Irrigation & Pond Pumps)	16,275	464	4,166	(12,109)	25.60%
Streetpole Lighting	21,525	1,642	14,894	(6,631)	69.19%
Water (County)	10,500	356	4,452	(6,048)	42.40%
Landscaping Maintenance	76,000	4,600	52,870	(23,130)	69.57%
Landscape Replenishment	5,775	-	2,965	(2,810)	51.34%
Irrigation Maintenance	5,250	620	8,941	3,691	170.30%
Stormwater Drainage/Stormwater Bank Repair	21,000	4,580	4,580	(16,420)	21.81%
Environmental Mitigation & Pond Maintenance	17,850	1,025	9,225	(8,625)	51.68%
Remote Security	5,052	635	4,065	(987)	80.47%
Gate Management	1,260	105	945	(315)	75.00%
Gate Access Cards	6,400	-	625	(5,775)	9.77%
Receptionist/Call Boxes	4,800	-	714	(4,086)	14.88%
Gate Repair	5,000	125	275	(4,725)	5.50%
Amenity & Community Maint & Repair	29,000	1,257	13,004	(15,996)	44.84%
Field Contingency	110,000	7,054	64,740	(45,260)	58.85%

Total Physical Environment	365,573	24,952	208,876	(156,697)	57.14%
Amenity Center Operations:					
Pool Service Contract	25,853	3,240	26,146	293	101.13%
Pool Permit	250	-	350	100	140.14%
Amenity Management	28,174	2,348	21,130	(7,044)	75.00%
Amenity Website & E-Blast	2,220	185	1,665	(555)	75.00%
Amenity Janitorial Services	10,541	976	11,640	1,099	110.42%
Amenity Center Internet	5,775	342	3,082	(2,693)	53.36%
Amenity Center Pest Control	2,200	145	1,001	(1,199)	45.50%
Refuse Service	1,575	142	1,230	(345)	78.10%
Capital Improvements (Resident's Requests)	13,000	-	-	(13,000)	0.00%
Total Amenity Center Operations	89,588	7,379	66,244	(23,344)	73.94%
Reserves:					
Reserve Study	5,000	-	3,800	(1,200)	76.00%
Total Reserves	5,000	-	3,800	(1,200)	76.00%
Total Expenditures:	642,161	44,604	423,567	(218,594)	65.96%
Other Financing Sources (Uses):					
Transfers In		-	-		
Transfers Out					
Total Other Financing Sources (Uses)		-	-		
Excess Revenue Over (Under) Expenditures		(39,962)	222,947		
Fund Balance - Beginning			167,213		
Fund Balance - Ending			\$ 390,160		

Parkland Preserve CDD
Debt Service 2019A
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2024 to June 30, 2025

	FY2025 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
Revenue:					
Special Assessments - On-Roll	\$ 712,381	\$ -	\$ 712,900	\$ 519	100.07%
Excess Assessments				-	0.00%
Prepayment Income				-	0.00%
Interest		6,827	38,940	38,940	5457.00%
Total Revenue	712,381	6,827	751,840	39,459	105.54%
Expenditures:					
Debt Service Payments:					
Interest Expense					
May 1, 2025	262,725	-	262,591	(134)	99.95%
November 1, 2024	258,213	-	262,591	4,378	101.70%
Principal Retirement					
May 1, 2025	190,000	-	205,000	15,000	107.89%
Total Expenditures:	710,938	-	730,181	19,243	102.71%
Other Financing Sources (Uses):					
Transfers In		-	-		
Transfers Out		-	-		
Total Other Financing Sources (Uses)		-	-		
Excess Revenue Over (Under) Expenditures	1,443	6,827	21,658		
Fund Balance - Beginning			1,378,132		
Fund Balance - Ending			\$ 1,399,791		

Parkland Preserve CDD
Acquisition & Construction
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2024 to June 30, 2025

	Actual
	Year-to-Date
	<hr/>
Revenue:	
	<hr/>
Bond Proceeds	\$ -
Miscellaneous Revenue	-
Interest	-
	<hr/>
Total Revenue	<hr/>
	<hr/>
Expenditures:	
	<hr/>
Funding Requests	-
Landscape Maintenance	-
Environmental Mitigation & Pond Maintenance	-
Requisition Expenses	-
Retainage Expense	-
	<hr/>
Total Expenditures:	<hr/>
	<hr/>
Other Financing Sources (Uses):	
Transfers In	-
Transfers Out	-
	<hr/>
Total Other Financing Sources (Uses)	<hr/>
	<hr/>
Excess Revenue Over (Under) Expenditures	<hr/>
	<hr/>
Fund Balance - Beginning	478
	<hr/>
Fund Balance - Ending	<hr/>
	<hr/>
	\$ 478

Parkland Preserve CDD GL Detail FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
1101000 - Cash- Operating Account							
	Bill Pmt -Check	06/02/2025	100548	Kimley Horn	Invoice: 045496000-0225 (Reference: Services Rendered through Feb 28, 2025.) Invoice: 0454960...		3,908.31
	Bill Pmt -Check	06/02/2025	100549	Vesta District Services	Invoice: 426753 (Reference: Management Fees June 25.)		3,244.25
	Bill Pmt -Check	06/02/2025	100550	Cintas Corporation	Invoice: 9323438265 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
	Transfer	06/02/2025			Funds Transfer		21.23
	Transfer	06/03/2025			Funds Transfer	10,642.82	
	Bill Pmt -Check	06/03/2025	060325ACH1	Waste Pro - Palm Coast	Solid waste service		142.30
	Bill Pmt -Check	06/04/2025	100551	Hawkins Inc.	Invoice: 7085558 (Reference: Pool Chemicals.)		1,028.12
	Bill Pmt -Check	06/04/2025	100552	Hi-Tech System Associates, Inc.	Invoice: 425345 (Reference: Security Monitoring June 25.)		279.85
	Bill Pmt -Check	06/04/2025	100553	Integrated Access Solutions LLC	Invoice: 4133 (Reference: Service Call.)		125.00
	Bill Pmt -Check	06/04/2025	100554	Charles Aquatics, Inc	Invoice: 53418 (Reference: Aquatic Management Services for 6 ponds June 25.)		1,025.00
	Bill Pmt -Check	06/04/2025	100555	Vesta Property Services Inc	Invoice: 426809 (Reference: Amenity Management.)		8,161.17
	Transfer	06/04/2025			Funds Transfer	6,355.80	
	Transfer	06/05/2025			Funds Transfer	1,429.85	
	Deposit	06/06/2025			Deposit	250.00	
	Bill Pmt -Check	06/06/2025	100556	Quick Catch, Inc.	Invoice: 37949 (Reference: Hog Trapping Service.) Invoice: 38009 (Reference: Hog Removal 100 ...		596.00
	Transfer	06/06/2025			Funds Transfer		225.00
	Bill Pmt -Check	06/09/2025	1536	Alfred W. Myslicki, Jr.	BOS Meeting 5/28/25		200.00
	Bill Pmt -Check	06/09/2025	1537	Clare M. Olson	BOS Meeting 5/28/25		200.00
	Bill Pmt -Check	06/09/2025	1538	James L. Mack, Jr.	BOS Meeting 5/28/25		200.00
	Bill Pmt -Check	06/09/2025	1539	Kimberly D. Inman	BOS Meeting 5/28/25		200.00
	Transfer	06/09/2025			Funds Transfer	571.00	
	Bill Pmt -Check	06/10/2025	100557	Vesta Property Services Inc	Invoice: 427163 (Reference: Billable Expenses May 25.) Invoice: 427179 (Reference: Pressure w...		573.25
	Bill Pmt -Check	06/10/2025	100558	Southeastern Business Solutions, Inc.	Invoice: 6268 (Reference: Barcode Stickers.)		625.00
	Transfer	06/10/2025			Funds Transfer	3,244.25	
	Transfer	06/11/2025			Funds Transfer	5,561.43	
	Bill Pmt -Check	06/12/2025	100559	Commercial Acoustics	Invoice: CA05786F (Reference: Wall Panels - Final Payment.)		3,936.50
	Deposit	06/16/2025			Deposit	465.08	
	Transfer	06/16/2025			Funds Transfer	413.98	
	General Journal	06/16/2025	129		St Johns Co Tax Distribution	7,922.19	
	Bill Pmt -Check	06/17/2025	061725ACH1	Florida Power & Light	100 Parkland Trail - May 6, 2025 - June 5, 2025		680.53
	Bill Pmt -Check	06/17/2025	100560	Green Earth Pest Control & Lawn Maint	Invoice: 052725- (Reference: annuals for remainder of 2025.)		1,312.50
	Bill Pmt -Check	06/17/2025	100561	DoorKing, Inc.	Invoice: 2522466 (Reference: 5/12/25 - 6/11/25.)		69.95
	Transfer	06/17/2025			Funds Transfer	1,213.70	
	Bill Pmt -Check	06/18/2025	061825ACH1	St. Johns County Utility Department	835 Parkland Trl - 4/19/25 - 5/17/25		411.67
	Bill Pmt -Check	06/18/2025	061825ACH2	AT&T	Internet 5/28/25 - 6/27/25		149.80
	Bill Pmt -Check	06/18/2025	100562	Pickled Court North Florida	Invoice: 052725- (Reference: Court Repair - Final Payment.)		7,400.00
	Transfer	06/18/2025			Funds Transfer	831.42	
	Bill Pmt -Check	06/20/2025	100563	Sapp's Masonry Inc.	Invoice: 0011 (Reference: New wheelchair access & sidewalk repair.)		6,900.00
	Transfer	06/23/2025			Funds Transfer	355.40	
	Bill Pmt -Check	06/23/2025	062325CC1	US Bank Credit Card	Various Purchases 4/30/25 - 5/29/25		355.40
	Bill Pmt -Check	06/24/2025	100564	Kutak Rock LLP	Invoice: 3582568 (Reference: General Counsel May 25.) Invoice: 3582570 (Reference: Jr. Davis ...		8,228.92
	Bill Pmt -Check	06/24/2025	100565	Contact One	Invoice: 250601170101 (Reference: 7/1/25 -7 /31/25.)		285.50
	Bill Pmt -Check	06/24/2025	062425ACH1	AT&T	Internet 6/2/25 - 7/1/25		192.60
	Bill Pmt -Check	06/24/2025	062425ACH2	Florida Power & Light	100 PARKLAND TRL May 13, 2025 to Jun 12, 2025		929.50
	Bill Pmt -Check	06/24/2025	062425ACH3	Florida Power & Light	661 Parkland Trl #Fountain May 13, 2025 to Jun 12, 2025		426.88
	Bill Pmt -Check	06/24/2025	062425ACH4	Florida Power & Light	795 Parkland Trail, #IRR May 13, 2025 to Jun 12, 2025		37.40
	Bill Pmt -Check	06/24/2025	062425ACH5	Florida Power & Light	565 PARKLAND TRL # ENT May 13, 2025 to Jun 12, 2025		31.75
	Bill Pmt -Check	06/24/2025	100566	All Weather Contractors, Inc.	Invoice: 061025- (Reference: Plumbing Service Call.)		1,050.00
	Transfer	06/24/2025			Funds Transfer	5,554.63	
	Bill Pmt -Check	06/25/2025	062525ACH1	Orkin	Reference: Pest Control.		145.00
	Transfer	06/25/2025			Funds Transfer	7,830.50	
	Deposit	06/30/2025			Interest	20.55	
Total 1101000 - Cash- Operating Account						52,662.60	53,452.38

Parkland Preserve CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Transfer	06/02/2025			Funds Transfer	21.23	
	Transfer	06/03/2025			Funds Transfer		10,642.82
	Transfer	06/04/2025			Funds Transfer		6,355.80
	Transfer	06/05/2025			Funds Transfer		1,429.85
	Transfer	06/06/2025			Funds Transfer	225.00	
	Transfer	06/09/2025			Funds Transfer		571.00
	Transfer	06/10/2025			Funds Transfer		3,244.25
	Transfer	06/11/2025			Funds Transfer		5,561.43
	Transfer	06/16/2025			Funds Transfer		413.98
	Transfer	06/17/2025			Funds Transfer		1,213.70
	Transfer	06/18/2025			Funds Transfer		831.42
	Transfer	06/23/2025			Funds Transfer		355.40
	Transfer	06/24/2025			Funds Transfer		5,554.63
	Transfer	06/25/2025			Funds Transfer		7,830.50
	Deposit	06/30/2025			Interest	616.34	
Total 1101010 · BU Sweep						862.57	44,004.78
7255900 · 2019A - Revenue							
	Transfer	06/30/2025			Funds Transfer	2,660.58	
Total 7255900 · 2019A - Revenue						2,660.58	0.00
7256000 · 2019A - DS Reserve							
	Transfer	06/30/2025			Funds Transfer		2,660.58
	Deposit	06/30/2025			Interest	2,660.58	
Total 7256000 · 2019A - DS Reserve						2,660.58	2,660.58
1131005 · On Roll Assessment Receivable							
	General Journal	06/30/2025	131		Tax Distribution #8		3,288.18
Total 1131005 · On Roll Assessment Receivable						0.00	3,288.18
2131001 · Due From GF 001 (201)							
	General Journal	06/30/2025	131		Tax Distribution #8	4,166.44	
Total 2131001 · Due From GF 001 (201)						4,166.44	0.00
2131005 · DS On Roll Assessment Rec							
	General Journal	06/30/2025	131		Tax Distribution #8		3,647.72
Total 2131005 · DS On Roll Assessment Rec						0.00	3,647.72
1202000 · Accounts Payable							
	Bill	06/01/2025	426753	Vesta District Services	Reference: Management Fees June 25.		3,244.25
	Bill	06/01/2025	53418	Charles Aquatics, Inc	Reference: Aquatic Management Services for 6 ponds June 25.		1,025.00
	Bill	06/01/2025	425345	Hi-Tech System Associates, Inc.	Reference: Security Monitoring June 25.		279.85
	Bill	06/01/2025	426809	Vesta Property Services Inc	Reference: Amenity Management.		8,161.17
	Bill	06/01/2025	309264701 6/25	AT&T	Internet 6/2/25 - 7/1/25		192.60
	Bill Pmt -Check	06/02/2025	100548	Kimley Horn	Invoice: 045496000-0225 (Reference: Services Rendered through Feb 28, 2025.) Invoice: 0454960...	3,908.31	
	Bill Pmt -Check	06/02/2025	100549	Vesta District Services	Invoice: 426753 (Reference: Management Fees June 25.)	3,244.25	
	Bill Pmt -Check	06/02/2025	100550	Cintas Corporation	Invoice: 9323438265 (Reference: AED AUTOMATIC AGREEMENT.)	154.00	
	Bill	06/02/2025	7085558	Hawkins Inc.	Reference: Pool Chemicals.		1,028.12
	Bill	06/02/2025	0000439923	Waste Pro - Palm Coast	Solid waste service		142.30
	Bill	06/02/2025	38009	Quick Catch, Inc.	Reference: Hog Removal 100 lbs +.		150.00
	Bill Pmt -Check	06/03/2025	060325ACH1	Waste Pro - Palm Coast	Solid waste service	142.30	
	Bill	06/03/2025	0011	Sapp's Masonry Inc.	Reference: New wheelchair access & sidewalk repair.		6,900.00
	Bill Pmt -Check	06/04/2025	100551	Hawkins Inc.	Invoice: 7085558 (Reference: Pool Chemicals.)	1,028.12	
	Bill Pmt -Check	06/04/2025	100552	Hi-Tech System Associates, Inc.	Invoice: 425345 (Reference: Security Monitoring June 25.)	279.85	
	Bill Pmt -Check	06/04/2025	100553	Integrated Access Solutions LLC	Invoice: 4133 (Reference: Service Call.)	125.00	
	Bill Pmt -Check	06/04/2025	100554	Charles Aquatics, Inc	Invoice: 53418 (Reference: Aquatic Management Services for 6 ponds June 25.)	1,025.00	
	Bill Pmt -Check	06/04/2025	100555	Vesta Property Services Inc	Invoice: 426809 (Reference: Amenity Management.)	8,161.17	
	Bill	06/05/2025	12378-76105 6/25	Florida Power & Light	100 Parkland Trail - May 6, 2025 - June 5, 2025		680.53
	Bill Pmt -Check	06/06/2025	100556	Quick Catch, Inc.	Invoice: 37949 (Reference: Hog Trapping Service.) Invoice: 38009 (Reference: Hog Removal 100 ...	596.00	
	Bill	06/09/2025	052825	Alfred W. Myslicki, Jr.	BOS Meeting 5/28/25		200.00
	Bill	06/09/2025	052825	Clare M. Olson	BOS Meeting 5/28/25		200.00

Parkland Preserve CDD

GL Detail

FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	06/09/2025	052825	Kimberly D. Inman	BOS Meeting 5/28/25		200.00
	Bill	06/09/2025	052825	James L. Mack, Jr.	BOS Meeting 5/28/25		200.00
	Bill Pmt -Check	06/09/2025	1536	Alfred W. Myslicki, Jr.	BOS Meeting 5/28/25	200.00	
	Bill Pmt -Check	06/09/2025	1537	Clare M. Olson	BOS Meeting 5/28/25	200.00	
	Bill Pmt -Check	06/09/2025	1538	James L. Mack, Jr.	BOS Meeting 5/28/25	200.00	
	Bill Pmt -Check	06/09/2025	1539	Kimberly D. Inman	BOS Meeting 5/28/25	200.00	
	Bill	06/09/2025	427179	Vesta Property Services Inc	Reference: Pressure washing.		562.50
	Bill Pmt -Check	06/10/2025	100557	Vesta Property Services Inc	Invoice: 427163 (Reference: Billable Expenses May 25.) Invoice: 427179 (Reference: Pressure w...	573.25	
	Bill Pmt -Check	06/10/2025	100558	Southeastern Business Solutions, Inc.	Invoice: 6268 (Reference: Barcode Stickers.)	625.00	
	Bill	06/10/2025	061025-	All Weather Contractors, Inc.	Reference: Plumbing Service Call.		1,050.00
	Bill Pmt -Check	06/12/2025	100559	Commercial Acoustics	Invoice: CA05786F (Reference: Wall Panels - Final Payment.)	3,936.50	
	Bill	06/12/2025	2522466	DoorKing, Inc.	Reference: 5/12/25 - 6/11/25.		69.95
	Bill	06/12/2025	00268-43268 6/25	Florida Power & Light	795 Parkland Trail, #IRR May 13, 2025 to Jun 12, 2025		37.40
	Bill	06/12/2025	80159-46489 6/25	Florida Power & Light	100 PARKLAND TRL May 13, 2025 to Jun 12, 2025		929.50
	Bill	06/12/2025	51433-49560 6/25	Florida Power & Light	661 Parkland Trl #Fountain May 13, 2025 to Jun 12, 2025		426.88
	Bill	06/12/2025	07380-54261 6/25	Florida Power & Light	565 PARKLAND TRL # ENT May 13, 2025 to Jun 12, 2025		31.75
	Bill Pmt -Check	06/17/2025	061725ACH1	Florida Power & Light	100 Parkland Trail - May 6, 2025 - June 5, 2025	680.53	
	Bill Pmt -Check	06/17/2025	100560	Green Earth Pest Control & Lawn Maint	Invoice: 052725- (Reference: annuals for remainder of 2025.)	1,312.50	
	Bill Pmt -Check	06/17/2025	100561	DoorKing, Inc.	Invoice: 2522466 (Reference: 5/12/25 - 6/11/25.)	69.95	
	Bill Pmt -Check	06/18/2025	061825ACH1	St. Johns County Utility Department	835 Parkland Trl - 4/19/25 - 5/17/25	411.67	
	Bill Pmt -Check	06/18/2025	061825ACH2	AT&T	Internet 5/28/25 - 6/27/25	149.80	
	Bill Pmt -Check	06/18/2025	100562	Pickled Court North Florida	Invoice: 052725- (Reference: Court Repair - Final Payment.)	7,400.00	
	Bill	06/18/2025	3582570	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		6,157.49
	Bill	06/18/2025	3582568	Kutak Rock LLP	Reference: General Counsel May 25.		2,071.43
	Bill	06/19/2025	576585-139614 6/25	St. Johns County Utility Department	835 Parkland Trl - 5/19/25 - 6/16/25		355.56
	Bill Pmt -Check	06/20/2025	100563	Sapp's Masonry Inc.	Invoice: 0011 (Reference: New wheelchair access & sidewalk repair.)	6,900.00	
	Bill	06/20/2025	250601170101	Contact One	Reference: 7/1/25 -7 /31/25.		285.50
	Bill	06/23/2025	277818879	Orkin	Reference: Pest Control.		145.00
	Bill	06/23/2025	18415	Pallai Services	Reference: Drainage Repair on Lot 3.		4,580.00
	Bill Pmt -Check	06/23/2025	062325CC1	US Bank Credit Card	Various Purchases 4/30/25 - 5/29/25	355.40	
	Bill Pmt -Check	06/24/2025	100564	Kutak Rock LLP	Invoice: 3582568 (Reference: General Counsel May 25.) Invoice: 3582570 (Reference: Jr. Davis ...	8,228.92	
	Bill Pmt -Check	06/24/2025	100565	Contact One	Invoice: 250601170101 (Reference: 7/1/25 -7 /31/25.)	285.50	
	Bill Pmt -Check	06/24/2025	062425ACH1	AT&T	Internet 6/2/25 - 7/1/25	192.60	
	Bill Pmt -Check	06/24/2025	062425ACH2	Florida Power & Light	100 PARKLAND TRL May 13, 2025 to Jun 12, 2025	929.50	
	Bill Pmt -Check	06/24/2025	062425ACH3	Florida Power & Light	661 Parkland Trl #Fountain May 13, 2025 to Jun 12, 2025	426.88	
	Bill Pmt -Check	06/24/2025	062425ACH4	Florida Power & Light	795 Parkland Trail, #IRR May 13, 2025 to Jun 12, 2025	37.40	
	Bill Pmt -Check	06/24/2025	062425ACH5	Florida Power & Light	565 PARKLAND TRL # ENT May 13, 2025 to Jun 12, 2025	31.75	
	Bill Pmt -Check	06/24/2025	100566	All Weather Contractors, Inc.	Invoice: 061025- (Reference: Plumbing Service Call.)	1,050.00	
	Bill Pmt -Check	06/25/2025	062525ACH1	Orkin	Reference: Pest Control.	145.00	
	Bill	06/25/2025	4263	Integrated Access Solutions LLC	Reference: Monthly PM.		125.00
	Bill	06/27/2025	63515	Green Earth Pest Control & Lawn Maint	Reference: Lawn Maintenance & Pest Control.		5,220.00
	Bill	06/27/2025	310213500 7/25	AT&T	Internet 6/28/25 - 7/27/25	149.80	
	Bill	06/30/2025	9327365557	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
	Bill	06/30/2025	427611	Vesta Property Services Inc	Reference: Billable Expenses - June 2025.		114.44
Total 1202000 · Accounts Payable						53,206.15	45,070.02
1202105 · Deferred On Roll Assessment							
	General Journal	06/30/2025	131		Tax Distribution #8	3,288.18	
Total 1202105 · Deferred On Roll Assessment						3,288.18	0.00
1207001 · DTDf- Due to Debt Service Fund							
	General Journal	06/30/2025	131		Tax Distribution #8		4,166.44
Total 1207001 · DTDf- Due to Debt Service Fund						0.00	4,166.44
2230005 · Deferred Assessments DS2019							
	General Journal	06/30/2025	131		Tax Distribution #8	3,647.72	
Total 2230005 · Deferred Assessments DS2019						3,647.72	0.00
1300000 · Temp Deposits - GF							

Parkland Preserve CDD
GL Detail
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	General Journal	06/16/2025	129		St Johns Co Tax Distribution		7,922.19
	General Journal	06/30/2025	131		Tax Distribution #8	7,922.19	
Total 1300000 · Temp Deposits - GF						7,922.19	7,922.19
1363005 · Interest - Investments							
	Deposit	06/30/2025			Interest		20.55
	Deposit	06/30/2025			Interest		616.34
Total 1363005 · Interest - Investments						0.00	636.89
1363095 · Rental Income							
	Deposit	06/06/2025	4175		Hycoop- Amenity Reservation		125.00
Total 1363095 · Rental Income						0.00	125.00
1363097 · Gate Access Cards							
	Deposit	06/06/2025	1123		Pappas - gate access		25.00
	Deposit	06/06/2025	1055		Marcus- gate access		50.00
	Deposit	06/06/2025	558		Chetirko- gate access		25.00
	Deposit	06/06/2025	7519		Mayhood- gate access		25.00
Total 1363097 · Gate Access Cards						0.00	125.00
1363111 · Assessments On Roll							
	General Journal	06/30/2025	131		Tax Distribution #8		3,755.75
Total 1363111 · Assessments On Roll						0.00	3,755.75
2361001 · Interest- Investment 201							
	Deposit	06/30/2025			Interest		2,660.58
Total 2361001 · Interest- Investment 201						0.00	2,660.58
2363109 · SPEC Assessment On Roll 201							
	General Journal	06/30/2025	131		Tax Distribution #8		4,166.44
Total 2363109 · SPEC Assessment On Roll 201						0.00	4,166.44
1100000 · Administrative							
	Bill	06/09/2025	052825	Alfred W. Myslicki, Jr.	BOS Meeting 5/28/25	200.00	
	Bill	06/09/2025	052825	Clare M. Olson	BOS Meeting 5/28/25	200.00	
	Bill	06/09/2025	052825	Kimberly D. Inman	BOS Meeting 5/28/25	200.00	
	Bill	06/09/2025	052825	James L. Mack, Jr.	BOS Meeting 5/28/25	200.00	
						800.00	0.00
	Bill	06/01/2025	426753	Vesta District Services	Reference: Management Fees June 25.	3,025.00	
						3,025.00	0.00
	Bill	06/01/2025	426753	Vesta District Services	Reference: Management Fees June 25.	151.25	
						151.25	0.00
	Bill	06/18/2025	3582570	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.	6,157.49	
	Bill	06/18/2025	3582568	Kutak Rock LLP	Reference: General Counsel May 25.	2,071.43	
						8,228.92	0.00
	Bill	06/01/2025	426753	Vesta District Services	Reference: Management Fees June 25.	68.00	
	Bill	06/01/2025	426809	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
						253.00	0.00
Total 1100000 · Administrative						12,458.17	0.00
1160000 · Physical Environment							
	Bill	06/01/2025	426809	Vesta Property Services Inc	Reference: Amenity Management.	2,490.50	
						2,490.50	0.00
	Bill	06/01/2025	425345	Hi-Tech System Associates, Inc.	Reference: Security Monitoring June 25.	279.85	
	Bill	06/12/2025	2522466	DoorKing, Inc.	Reference: 5/12/25 - 6/11/25.	69.95	
	Bill	06/20/2025	250601170101	Contact One	Reference: 7/1/25 -7 /31/25.	285.50	

Parkland Preserve CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1180000 - Amenity Center Operations	Bill	06/01/2025	426809	Vesta Property Services Inc	Reference: Amenity Management.	2,347.83	
						2,347.83	0.00
	Bill	06/01/2025	309264701 6/25	AT&T	Internet 6/2/25 - 7/1/25	192.60	
	Bill	06/27/2025	310213500 7/25	AT&T	Internet 6/28/25 - 7/27/25	149.80	
						342.40	0.00
	Bill	06/23/2025	277818879	Orkin	Pest Control.	145.00	
						145.00	0.00
	Bill	06/02/2025	0000439923	Waste Pro - Palm Coast	Solid waste service	142.30	
						142.30	0.00
						7,658.89	465.08
						176,147.03	176,147.03

EXHIBIT 6

ESTIMATE

Lucas Tree Service Inc
PO BOX 50814
JACKSONVILLE BEACH, FL 32240

treeservicelucas@gmail.com
+1 (904) 241-3533
http://Lucastreeservice.com

Bill to
Parkland

Ship to
Parkland

Estimate details

Estimate no.: 7513

Estimate date: 06/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			136 Eagles Landing			
2.			114 Eagles Landing			
3.		Services	Drop dead Pine trees			\$1,000.00
Total						\$1,000.00

Note to customer

Thank You for calling Lucas Tree Service!

Accepted date

Accepted by

EXHIBIT 7

**AMENDED AND RESTATED¹ AGREEMENT BETWEEN THE
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT AND
VESTA PROPERTY SERVICES, INC. FOR
DISTRICT MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of ____, 2025, by and between:

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o District Manager, Vesta Property Services, Inc., 245 Riverside Avenue, #300, Jacksonville, Florida 32202 (the “District”), and

VESTA PROPERTY SERVICES, INC., a Florida corporation, with a mailing address of 245 Riverside Avenue, #300, Jacksonville, Florida 32202 (hereinafter “**Consultant**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District wishes to retain an independent contractor to provide professional district management services, all as more particularly described herein and in **Exhibit A**, which is incorporated herein by reference;

WHEREAS, Consultant represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with the Consultant for the same; and

WHEREAS, the District and Consultant warrant and agree that they have the right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PURPOSE; SCOPE OF SERVICES: The purpose of this Agreement is for the Consultant to provide professional district management services to the District pursuant to

¹ This amended and restated Agreement supersedes and replaces the *District Management Agreement*, dated April 16, 2018.

the Act. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Agreement. The Consultant shall not commence providing the services to be performed pursuant to this Agreement and **Exhibit A** until May 1, 2025; provided however, prior to such date, at Consultant's own expense, Consultant may attend District Board meetings, consult with District staff and/or supervisors, and take such other actions as it deems necessary in order to effectively provide the services starting May 1, 2025.

A. Standard On-Going District Management Services ("Standard Services"). In addition to the Services set forth on **Exhibit A**, The Consultant shall provide the following Standard Services to the District pursuant to this Agreement:

1. **Management** – services include the conducting of up to one (1), four (4) hour meeting per month, for a maximum of 14 meetings annually (workshops or regular meetings), overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
2. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, *Florida Statutes*, and the District's adopted Rules of Procedure, preparation and delivery of agenda;
3. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;
4. **Assessment Revenue Collection & Reporting** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
5. **Dissemination Agent** – Consultant shall serve as the District's dissemination agent under any District continuing disclosure agreements.

B. Time Frame. The Standard Services shall be provided on a monthly basis as detailed in this Agreement.

SECTION 3. ADDITIONAL SERVICES. In addition to the Standard Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services described herein or in Exhibit A, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered

additional services (“**Additional Services**”). Additional services must be authorized by the District prior to being provided by Consultant. Such Additional Services may include, but are not limited to:

- A. Meetings: Extended meetings (beyond four (4) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- B. Financial Reports: modifications and certifications to special assessment allocation report; true-up analysis;
- C. Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- D. Amendment to District boundary;
- E. Grant Applications;
- F. Escrow Agent;
- G. Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- H. Extraordinary public records requests that are extensive in nature, as defined by District’s adopted Rules of Procedure, requiring significant effort to fulfill.

If any Additional Services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Consultant. All Additional Services will remain subject to the terms and conditions of this Agreement.

SECTION 4. LITIGATION SUPPORT SERVICES. Upon the District’s request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Agreement. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

SECTION 5. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for

the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District's Rules of Procedure.

SECTION 6. TERM. The initial term of this Agreement commences on October 1, 2025, and continues until September 30, 2026 ("**Initial Term**"), unless terminated earlier by either party in accordance with the provisions of this Agreement. The Parties shall have the option of renewing this agreement for additional one-year terms, however such renewal will be subject to mutual agreement on the fees for the additional term. The Parties shall make every effort to negotiate such fees at the time the District approves its General Fund Budget for the corresponding fiscal year. The Consultant acknowledges that the prices of this Agreement are firm and that the Consultant may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

SECTION 7. FEES AND EXPENSES; PAYMENT TERMS.

A. Fees and Expenses.

1. A schedule of fees for the services provided pursuant to this Agreement is attached hereto as **Exhibit B** to this Agreement, and incorporated herein. The District shall pay the Consultant for the services it provides pursuant to this Agreement in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Agreement, the District shall compensate the Consultant only for those services provided under the terms of this Agreement.
2. Unless otherwise specified by this Agreement, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within thirty (30) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
3. In the event the District authorizes a requested change in the scope of services, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

4. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. Payment Terms.

1. **Standard Services.** Standard Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
2. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
3. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.
4. **Out-of-Pocket Expenses.** Out-of-Pocket expenses not included under the Standard Services of the Consultant will be billed monthly as incurred.

SECTION 8. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided pursuant to this Agreement if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70, *Florida Statutes*. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

SECTION 9. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Consultant.

SECTION 10. RESPONSIBILITIES.

A. District Responsibilities. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Agreement. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. Limitations of Responsibilities. To the extent not referenced herein, and to the extent consistent with Section 190.006, *Florida Statutes*, Consultant shall not be responsible for the acts or omissions of any other Consultant or any of its subcontractors, suppliers, or of any other

individual or entity performing services as part of this Agreement which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

SECTION 11. TERMINATION. This Agreement may be terminated as follows:

A. By the District for “good cause” immediately, which shall include, but is not limited to, misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for “good cause” shall be effected by written (electronic) notice to Consultant.

B. By the Consultant for “good cause” immediately, which shall include, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Agreement, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written (electronic) notice to District.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination of this Agreement, the Consultant shall be entitled to payment for all services rendered pursuant to this Agreement up until the effective date of the termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant. Consultant will make all reasonable efforts to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 12. GENERAL TERMS AND CONDITIONS.

A. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Agreement within twenty-four hours (24) hours.

B. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

SECTION 13. APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA WITHOUT REFERENCE TO THE PRINCIPLES OF CONFLICT OF LAWS. EXCEPT FOR ACTIONS SEEKING INJUNCTIVE RELIEF (WHICH MAY BE BROUGHT IN ANY APPROPRIATE JURISDICTION), SUITS UNDER THIS AGREEMENT SHALL ONLY BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE COUNTY OF DUVAL, STATE OF FLORIDA. THIS CHOICE OF VENUE IS INTENDED BY THE PARTIES TO BE MANDATORY AND NOT PERMISSIVE IN NATURE, AND TO PRECLUDE THE

POSSIBILITY OF LITIGATION BETWEEN THE PARTIES WITH RESPECT TO, OR ARISING OUT OF, THIS AGREEMENT IN ANY JURISDICTION OTHER THAN THAT SPECIFIED IN THIS SECTION. EACH PARTY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR SIMILAR DOCTRINE OR TO OBJECT TO VENUE WITH RESPECT TO ANY PROCEEDING BROUGHT IN ACCORDANCE WITH THIS SECTION.

SECTION 14. INDEMNIFICATION.

A. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

B. Consultant Indemnification. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Consultant to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Consultant as jointly liable parties; however, Consultant shall indemnify the District for any and all percentage of fault attributable to Consultant for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

C. Sovereign Immunity; Indemnification Obligations. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments as ordered.

SECTION 15. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Agreement.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
2. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
3. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
4. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
5. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
6. Umbrella or Excess Liability Insurance with limits of not less than \$5,000,000.00.

C. Except with respect to Professional Liability, Employment Practices Liability Insurance and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. For clarity, the Umbrella Policy follows the underlying General Liability form so when an entity is an additional Insured on the General Liability it is also considered an additional insured on the Umbrella Policy even if not specifically named as such. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 16. ASSIGNMENT. Neither the District nor the Consultant may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

SECTION 17. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is **Dana Harden** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, and the District’s Rules of Procedure; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the District’s Records Request Policy; and 5) upon completion of the Agreement, transfer to the District or its designee, at no cost, all public records in Consultant’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Office products, Adobe PDF formats, or the other information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT VESTA PROPERTY SERVICES, INC., 245 RIVERSIDE AVENUE, #300, JACKSONVILLE, FLORIDA 32202; 904-775-9754; DHARDEN@VESTAPROPERTYSERVICES.COM.

SECTION 18. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:	Parkland Preserve Community Development District c/o Vesta Property Services, Inc. 245 Riverside Avenue, #300 Jacksonville, Florida 32202 Attn: District Manager
---------------------	--

With a copy to: Kutak Rock.
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel

If to the Consultant: Vesta Property Services, Inc.
245 Riverside Avenue, #300
Jacksonville, Florida 32202
Attn: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 19. EFFECTIVE DATE. This Agreement shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Agreement.

SECTION 20. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 21. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A and B**, shall constitute the final and complete expression of this Agreement between the District and the Consultant relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and **Exhibits A and B** this instrument shall control.

SECTION 22. ENFORCEMENT OF AGREEMENT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the Consultant under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

SECTION 24. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant in the performance of this Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 29. COMPLIANCE WITH E-VERIFY. The Consultant shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.091, *Florida Statutes*.

- A. If the Consultant anticipates entering into agreements with a subcontractor for the Standard Services or Additional Services, Consultant will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Consultant shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.
- B. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Consultant has otherwise complied with its obligations hereunder, the District shall promptly notify the Consultant. The Consultant agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Consultant or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- C. By entering into this Agreement, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties each intend to enter this Agreement, understand the terms set forth herein, hereby agree to those terms, and have executed this Agreement on the day and year first written above.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

VESTA PROPERTY SERVICES, INC., a
Florida corporation

(Print Name)

By: _____

Its: _____

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees

Exhibit A: Scope of Services

A. **STANDARD ON-GOING SERVICES:** These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

B. **MANAGEMENT:**

1. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings, and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.

2. Ensure compliance with all statutes affecting the district which include but are not limited to:

- a. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
- b. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
- c. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination.
- d. Provide Form 1 Financial Disclosure documents for Board Members.
- e. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
- f. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed.
- g. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
- h. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
- i. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
- j. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
- k. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - i. Provide written notice to owners of public hearing on the budget and its related assessments.
- l. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
- m. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
- n. Provide for submitting the regular meeting schedule of the Board

to County.

- o. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County.
 - p. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections.
 - q. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 - r. Provide for public records announcement and file document of registered voter data each June.
 - s. Update Board Member names, positions, and contact information to the State Commission on Ethics annually.
 - t. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 - u. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - i. Provide for the appropriate ad templates and language for each of the above.
 - v. Provide for instruction to Landowners on the Election Process and forms, etc.
 - w. Respond to Bond Holders Requests for Information.
 - x. Implement the policies established by the Board in connection with the operations of the District.
- 3. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - 4. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
 - 5. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - 6. Monitor certificates of insurance as needed per contracts.
 - 7. Answer Project Status Inquiries from Contractors Bonding Companies.
 - 8. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.
 - 9. Proactively mitigate and manage risk and impact of management and staff turnover.

C. ADMINISTRATIVE:

- 1. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- 2. Provide accurate minutes for all meetings and hearings, including landowners' meetings within 7 days post-meeting.
- 3. Implement and maintain a document management system to create and

save documents and provide for the archiving of District documents.

- a. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
4. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
5. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions, and other records required by law.

D. ACCOUNTING:

1. Financial Statements
 - a. Establish Fund Accounting System in accordance with federal and state law, as well as GASS and the Rules of the Auditor General. This includes the following:
 - i. Chart of Accounts.
 - ii. Vendor and Customer Master File.
 - iii. Report creation and set-up.
 - b. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - i. Cash Investment Account Reconciliations per fund.
 - ii. Balance Sheet Reconciliations per fund.
 - iii. Expense Variance Analysis.
 - c. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
 - d. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
 - e. Facilitate Banking relations with the District's Depository and Trustee.
 - f. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
 - g. Account for assets constructed by or donated to the District for maintenance.
 - h. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
 - i. Provide Audit support to auditors for the required Annual Audit, as follows:
 - i. Review statutory and bond indenture requirements.
 - ii. Prepare Audit Confirmation Letters for independent verification of activities.
 - iii. Prepare all supporting accounting reports and documents as requested by the auditors.
 - iv. Respond to auditor questions.
 - v. Review and edit draft report.

- vi. Prepare year-end adjusting journal entries as required.
 - j. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
 - k. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.
- 2. Budgeting
 - a. Prepare budget and backup material for and present the budget at all budget meetings, hearings, and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
 - b. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
 - c. Prepare and cause to be published notices of all budget hearings and workshops.
 - d. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.
- 3. Accounts Payable/Receivable
 - a. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - i. Manage Vendor Information per W-9 reports.
 - b. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
 - c. Maintain checking accounts with qualified public depository including.
 - i. Reconciliation to reported bank statements for all accounts and funds.
 - d. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - i. File reports with IRS.
 - e. Monthly payment report (aka:)&M Expenditures) must be for current month and never in arrears.
 - f. Month-to-day running balance report that ties back to monthly balance sheet and transaction history.
- 4. Capital Program Administration
 - a. Maintain proper capital fund and project fund accounting procedures and records.
 - b. Process Construction requisitions including:
 - i. Vendor Contract completion status.
 - ii. Verify Change Orders for materials.
 - iii. Check for duplicate submittals.
 - iv. Verify allowable expenses per Bond Indenture

Agreements such as:

- (1) Contract Assignment.
 - (2) Acquisition Agreement.
 - (3) Project Construction and Completion Agreement.
- c. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- d. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- e. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
5. Purchasing
 - a. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - b. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - c. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
 - d. Ensure best price when shopping for products, materials, services, labor, etc. with comparison evidence.
6. Risk Management
 - a. Prepare and follow risk management policies and procedures.
 - b. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - c. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - d. Review insurance policies and coverage amounts of District vendors.
 - e. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - f. Maintain and monitor Certificates of Insurance for all service and contract vendors.

E. FINANCIAL AND REVENUE COLLECTION:

1. Administer Prepayment Collection:
 - a. Provide payoff information and pre-payment amounts as requested by property owners.
 - b. Monitor, collect and maintain records of prepayment of assessments.
 - c. Coordinate with Trustee to confirm semi-annual interest

payments and bond call amounts.

d. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

2. Administer Assessment Roll Process:

a. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.

b. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.

c. Verify assessments on platted lots, commercial properties, or other assessable lands.

d. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.

e. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

3. Administer Assessments for Off Tax Roll parcels/lots:

a. Maintain and update current list of owners of property not assessed via the tax roll.

b. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.

c. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

4. True-Up Analysis:

a. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.

b. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

F. ADDITIONAL SERVICES:

1. Meetings

a. Extended meetings (beyond 4 hours in length); continued meetings, special/additional meetings (not including annual budget workshop).

2. Financial Reports

a. Modifications and Certification of Special Assessment Allocation Report.

b. True-Up Analysis:

i. Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.

ii. Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary.

c. Re-Financing analysis.

3. Bond Issuance Services

- a. Special Assessment Allocation Report.
 - i. Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - ii. Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - iii. Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.
 - b. Bond Validation.
 - i. Prepare Bond Validation Report determining the "Not-to-exceed" par amount of bonds to be issued by the District. Present to board as part of the Bond Resolution.
 - ii. Provide expert testimony at bond validation hearing in circuit court.
 - c. Certifications and Closing Documents.
 - i. Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- 4. Electronic communications/e-blasts.
- 5. Special requests.
- 6. Amendment to District boundary.
- 7. Grant Applications.
- 8. Escrow Agent.
- 9. Continuing Disclosure/Representative/Agent.
- 10. Community Mailings e.g. memos, notifications of rules changes, operations, and maintenance assessment notices, etc.
- 11. Public Records Requests.
- 12. Broadcast public meetings via Zoom/Conference-Call as listen only to audience who can't otherwise attend.
- 13. Provide robust communication strategy, channels, forms, etc. for residents to reach DM.
- 14. Implement and utilize effective workflow management tools for prioritization and tracking DM owner and driven vendor projects, tasks, and activities.

G. LITIGATION SUPPORT SERVICES: Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

H. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- 1. Issue estoppel letters as needed for property transfers.
 - a. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - b. Issue lien releases for properties which prepay within in the

District.

2. Bond prepayment processing.
 - a. Collect bond pre-payments, both short term and long-term bonds, verify amounts and remit to Trustee with deposit instructions.
 - b. Maintain collection log showing all parcels that have pre-paid assessments.
 - c. Prepare, execute, and issue release of lien to be recorded in public records.

Exhibit B: Schedule of Fees

Exhibit B: Schedule of Fees

SERVICES PROVIDED	PROPOSED ANNUAL FY2026	PROPOSED ANNUAL FY2027*	PROPOSED ANNUAL FY2028*
District Management Consulting Services	41,745	42,789	43,858
Dissemination Agent	8,800	8,800	8,800
Website Fee	816	836	857
Assessment Administration	2,087	2,139	2,193
Re-amortization Schedule	Included	Included	Included
Total	53,448	54,564	55,708
*Represents a 2.5% increase for FY2027 & FY2028			

***District Management Services Include:**

- Up to 14 workshops or meetings per year, 4 hours in length.
- Administrative and Accounting
- Tablets/electronic devices for Supervisors' use at meetings

**** Assessment Administration Services Include:**

- Assessment Roll Preparation and Re-amortization schedule
- Preparing of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

Schedule of Additional Fees

1. **Additional District Meetings:** The District Management fees proposed are based upon the District holding up to 14 meetings/workshops each year that each last up to 4 hours in length.
 - a. \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.

- b. \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed to the District at a total fee of \$800/per meeting.

2. Postage and freight are not included in this proposal

- 3. Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.

4. Assessment Methodology Consultant Services (Special Methodology Reports):

- a. New Bond Issuance Fee: \$25,000 per new bond issuance.
- b. Refinance Fee: \$25,000 per bond refinance
- c. Bond Anticipation Notes: \$15,000 per issuance.

5. Long Term Capital Planning:

- a. Long Term Capital Planning: \$15,000 (one-time fee)
- b. This fee includes the costs associated with Vesta District Services providing all the Capital Planning, Funding, and Infrastructure Reinvestment Budgeting, producing a long term (10 year) financial outlook model to help the District/ Board to plan for future costs and identify future assessment values for Operations and Maintenance as well as Infrastructure/Capital Items. Note: Does not include a Reserve Study.

6. Website Hosting and Management:

- i. Vesta/DPFG uses Campus Suite for website services.

- 7. Additional Services:** Should Vesta District Services, Inc. be requested to provide additional services on behalf of the District not covered in this proposal, fees for such services shall negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

EXHIBIT 8

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2025-2026 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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of July, 2025.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT “A”

BOARD OF SUPERVISORS MEETING DATES PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Parkland Preserve Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095, at 4:30 p.m. unless otherwise indicated as follows:

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 25, 2026
June 22, 2026
July 27, 2026
August 24, 2026
September 28, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, FL 32756, by contacting (904) 775-9754 one week prior to the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 775-9754 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

EXHIBIT 9

P R O P O S A L

Conserva Irrigation of NEFL

51 Hudson Way

Ste 6

Ponte Vedra , FL 32081

(904) 862-2211

nefl@conservairrigation.com

<https://www.conservairrigation.com/northeast-florida/>



Billing/Service Address

Ron Zastrocky (Parkland Preserve)

Parkland Preserve

835 Parkland Trail

St. Augustine, FL 32095

(904) 577-3075 (Mobile)

rzastrocky@vestapropertyservices.com

Date	July 24, 2025
Total	\$2,250.00

This proposal expires on 11/26/2025

N O T E S

Attached is the proposal to repair the exisiting 3HP well pump. If you have any questions please call our office at 904-862-2211. Thank you for choosing Conserva Irrigation!

Item	Description	Qty	Rate	Amount
Commercial Repair	Trip Charge	1	0.00	\$50.00
Misc	Parts and labor to replace the 3HP pump motor, shaft seal and gaskets	1	2200.00	\$2,200.00
			Subtotal	\$2,250.00

Tax	\$0.00
Total	\$2,250.00

En Route Notifications Text message to (904) 577-3075

You must select a payment plan before accepting your proposal. Please choose one below:

Pay on day of install with...

Pay on day of install with CHECK

Pay \$749.93 upfront followed by 1 payments of \$1,500.07.

Select Plan

Credit Card

Credit card info required for service. Once each visit has been completed your card will be charged for

Pay \$749.93 upfront followed by 1 payments of \$1,500.07.

Select Plan

T E R M S A N D C O N D I T I O N S

LIMITED WARRANTY STATEMENT: Conserva Irrigation ("Service Provider") guarantees the quality of the work performed at the Client's ("Client" or "Customer") premises. This warranty is effective for products installed and services provided by the Service Provider. Service Provider warrants to the original end user customer of its products specified below that its products are free from defects in material and workmanship. Repaired parts or replacement products will be provided by the local Conserva Irrigation Franchisee on an exchange basis and will be either new or refurbished to be functionally equivalent to new. Purchaser must present acceptable proof of original ownership (such as original receipt or other documentation Conserva Irrigation Franchisee deems acceptable).

DURATION OF WARRANTY: One-Year Extendable Warranty. Conserva Irrigation warrants all parts installed by Service Provider for a period of One Year from the date of installation. This warranty may be extended up to Five Years on all parts installed by Service Provider by purchasing a seasonal service package each contiguous year offered by Conserva Irrigation. Service Provider does not warrant damaged caused by lightning and other "Acts of God", root intrusion, power surges, freeze damage, rodent damage, and similar events. Damage or material failures due to abuse or negligence by customer or other contractors are not covered by any warranty.

SITE CONDITIONS: The estimate for work provided is under normal site conditions. If after the work is started Service Provider identifies abnormal site conditions (i.e. unfavorable soil conditions, organic or other debris, excessive root growth, etc.) not foreseen in the estimate, the Service Provider will stop work immediately and inform the Client of any changes in the estimate. If the Client does not agree to the new estimated price, the Client agrees to pay for all work performed prior to the work stoppage.

UTILITY MARKING: If needed, the Service Provider will contact the public utility locating company to have the public utilities marked in the designated work area. Any private utilities on the property, (i.e. septic system, drain/leach field, dog fence, private electric and gas lines, landscape lighting, etc.) are the responsibility of the Client. If the Client does not notify the Service Provider of these private utilities, the Service Provider assumes no responsibility for damage.

SERVICE DELAYS: Service Provider is not responsible or liable for delays in the commencement or completion of the Services that are a result of conditions beyond Service Provider's control (including, for example, weather, strikes, or a supplier's inability to provide materials.) If Client fails to make a scheduled payment, Service Provider may elect to postpone its performance of the Services at its discretion after receipt of all amounts due and payable. Delays caused by such events do not constitute abandonment.

CANCELLATION POLICY: Client must contact the Service Provider no later than 24 hours prior to the confirmed appointment time to cancel the service. If Client cancels the appointment within 24 hours of the appointment or does not show, Service Provider reserves the right to charge a service fee.

DISPUTES: This Service Agreement is made and shall be construed under the laws of the State in which it is contracted. Except as set forth below, if any controversy or claim arises out of or relates to this Service Agreement, or breach thereof, and cannot be settled through direct discussions, the parties must first endeavor to settle the controversy or claim by mediation administered by the American Arbitration Association under its Construction Industry Mediation Rules, before resorting to Arbitration Rules, and judgment of the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The parties may agree to mediation and arbitration by the Better Business Bureau in lieu of the forgoing. It is further agreed that any efforts by the Service Provider to collect amounts due or any part thereof will not be subject to the mediation and arbitration provisions set forth above. Client will pay any collection expense, court costs, and reasonable attorney's fees which may be incurred in such collection efforts. Client hereby waives any and all rights client may have to a jury in any suit hereunder.

ELECTRONIC CHECK RECOVERY SYSTEM: The Service Provider uses a third party for recovery of returned checks. If Client chooses to pay for Client's purchase by check and Client's bank returns the check, Client gives the Service Provider and its affiliates permission, in advance, to electronically debit Client's checking account for the check amount plus a return fee of the maximum amount allowed by this State.

PAYMENT: If the Client fails to fulfill their payment obligations under this Service Agreement the Service Provider has the right to charge interest from the payment due date to the date of payment at the lesser of 18% per annum or the maximum amount allowable under applicable law. The Service Provider also has the right to request a deposit when applicable.

NO WAIVER OF RIGHTS: Service Provider's failure to exercise a right or remedy or Service Provider's acceptance of a partial or delinquent payment, will not operate as a waiver of any of Service Provider's rights, or Client's obligations, under this Service Agreement and will not constitute a waiver of Service Provider's right to declare an immediate or a subsequent default of this Service Agreement.

ENTIRE AGREEMENT: This Service Agreement contains the entire understanding and agreement between the parties with respect to the Services and supersedes all prior or contemporaneous written and oral agreements and understandings with respect to the subject matter hereof. No oral or promises or agreements are a part of this service agreement.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

EXHIBIT 10

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUAL	FY 2025 YTD (10/1/24-3/31/25)	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
REVENUE					
1 SPECIAL ASSESSMENTS	\$ 559,943	\$ 621,370	\$ 642,161	\$ 698,215	\$ 56,054
2 RENTAL INCOME	2,580	575	-	-	-
3 MISC. REVENUE	7,528	650	-	-	-
4 INTEREST	402	345	-	-	-
5 TOTAL REVENUE	570,454	622,941	642,161	698,215	56,054
EXPENDITURES*					
GENERAL ADMINISTRATIVE					
8 SUPERVISORS COMPENSATION	1,400	4,000	15,000	14,000	(1,000)
9 MANAGEMENT CONSULTING SERVICES	33,000	18,150	36,300	41,745	5,445
10 ADMINISTRATIVE SERVICES	1,650	941	1,815	2,087	272
11 BANK FEES	-	99	150	-	(150)
12 MISCELLANEOUS, ALLOWANCE, CONTINGENCY	1,159	155	1,575	-	(1,575)
13 AUDITING SERVICES	3,150	3,250	3,250	3,250	-
14 REGULATORY AND PERMIT FEES	175	189	175	175	-
15 LEGAL ADVERTISEMENTS	1,839	386	2,500	1,250	(1,250)
16 ENGINEERING SERVICES	40,289	12,433	40,000	40,000	-
17 LEGAL SERVICES	31,998	21,040	30,000	70,000	40,000
18 WEBSITE HOSTING	2,065	3,033	2,331	3,036	705
19 TOTAL GENERAL ADMINISTRATIVE	116,724	63,677	133,096	175,543	42,447
INSURANCE					
21 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	24,429	25,501	32,404	28,051	(4,353)
DEBT ADMINISTRATION:					
23 DISSEMINATION AGENT	8,000	8,800	8,800	8,800	-
24 TRUSTEE FEES	6,167	4,333	6,400	6,400	-
25 ARBITRAGE	3,250	650	1,300	1,300	-
26 TOTAL DEBT ADMINISTRATION	17,417	13,783	16,500	16,500	-
PHYSICAL ENVIRONMENT EXPENDITURES:					
28 FIELD MANAGER	12,453	14,943	29,886	30,633	747
29 ELECTRICITY (IRRIGATION & POND PUMPS)	5,578	2,712	16,275	6,238	(10,037)
30 STREETPOLE LIGHTING	20,636	10,017	21,525	23,039	1,514
31 WATER (COUNTY)	4,153	2,974	10,500	6,840	(3,660)
32 LANDSCAPING MAINTENANCE	58,932	32,940	76,000	65,000	(11,000)
33 LANDSCAPE REPLENISHMENT	2,296	438	5,775	6,064	289
34 IRRIGATION MAINTENANCE	733	4,818	5,250	5,513	263
35 STORMWATER DRAINAGE/STORMWATER BANK REPAIR	-		21,000	11,000	(10,000)
36 ENVIRONMENTAL MITIGATION & POND MAINTENANCE	12,580	6,150	17,850	12,540	(5,310)
37 REMOTE SECURITY	4,263	2,212	5,052	6,062	1,010
38 GATE MANAGEMENT	1,275	630	1,260	1,260	-
39 GATE ACCESS CARDS	-		6,400	3,200	(3,200)
40 RECEPTIONIST/CALL BOXES	1,916	574	4,800	4,800	-
41 GATE REPAIR	-		5,000	6,500	1,500
42 AMENITY AND COMMUNITY MAINTENANCE AND REPAIRS	25,271	2,569	29,000	29,000	-
43 FIELD CONTINGENCY	13,889	39,540	110,000	62,000	(48,000)
44 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	163,975	120,515	365,573	279,689	(85,884)

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUAL	FY 2025 YTD (10/1/24-3/31/25)	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
45 AMENITY CENTER OPERATIONS					
46 POOL SERVICE CONTRACT	36,924	12,927	25,853	26,500	647
47 POOL MAINTENANCE & REPAIRS	-	4,857			-
48 AMENITY MAINTENANCE & REPAIRS	3,452		-	-	-
49 POOL PERMIT	350		250	250	-
50 AMENITY MANAGEMENT	21,260	14,087	28,174	28,878	704
51 AMENITY WEBSITE & EBLAST			2,220	500	(1,720)
52 AMENITY JANITORIAL SERVICES	11,489	8,742	10,541	10,804	263
53 AMENITY CENTER INTERNET	4,109	2,054	5,775	5,714	(61)
54 AMENITY CENTER PEST CONTROL	1,977	566	2,200	2,000	(200)
55 REFUSE SERVICE	1,522	803	1,575	1,654	79
56 MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES			-	-	-
57 CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	3,355		13,000	22,132	9,132
58 TOTAL AMENITY CENTER OPERATIONS	84,439	44,036	89,588	98,432	8,844
59 RESERVES					
60 RESERVE STUDY	-	3,800	5,000	-	(5,000)
61 RESERVE FUND CONTRIBUTION				100,000	100,000
62 TOTAL RESERVES	-	3,800	5,000	100,000	95,000
63					
64 TOTAL EXPENDITURES	406,984	271,312	642,161	698,215	(43,946)
65					
66 EXCESS OF REVENUES OVER EXPENDITURES	163,470	351,629	-	-	100,000
67					
68 FUND BALANCE, BEGINNING	3743.1	167,213	3,744	3,744	-
69 NET CHANGE IN FUND BALANCE	163,470	351,629	-	-	-
70 FUND BLANCE, ENDING, PROJECTED	167,213	518,842	3,744	3,744	-

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	BUDGETED AMOUNT	COMMENTS / SCOPE OF SERVICE
1	GENERAL ADMINISTRATIVE		
2	SUPERVISORS COMPENSATION	14,000	12 Meetings plus 2 workshops
3	MANAGEMENT CONSULTING SERVICES	41,745	Vesta District Services--15% increase from FY 2025
4	ADMINISTRATIVE SERVICES	2,087	Vesta District Services--15% increase from FY 2025
5	BANK FEES	-	
6	MISCELLANEOUS, ALLOWANCE, CONTINGENCY	-	
7	AUDITING SERVICES	3,250	Per DMHB engagement letter dated 6/4/2024
8	REGULATORY AND PERMIT FEES	175	
9	LEGAL ADVERTISEMENTS	1,250	Estimated cost of legal ads for FY 2025
10	ENGINEERING SERVICES	40,000	Email from Bill
11	LEGAL SERVICES	70,000	Email from Bennett
12	WEBSITE HOSTING	3,036	Both websites \$253 monthly
13	TOTAL GENERAL ADMINISTRATIVE	175,543	
14	INSURANCE		
15	INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	28,051	10% increase from actual, decrease from FY25
16	DEBT ADMINISTRATION:		
17	DISSEMINATION AGENT	8,800	
18	TRUSTEE FEES	6,400	2/08: Emailed Trustee (Caroline Cowart)
19	ARBITRAGE	1,300	Per LLS Tax Solutions engagement letter dated 10/5/2023
20	TOTAL DEBT ADMINISTRATION	16,500	
21	PHYSICAL ENVIRONMENT EXPENDITURES:		
22	FIELD MANAGER	30,633	Vesta 2.5% increase
23	ELECTRICITY (IRRIGATION & POND PUMPS)	6,238	
24	STREETPOLE LIGHTING	23,039	
25	WATER (County)	6,840	
26	LANDSCAPING MAINTENANCE	65,000	Landscape Contract Amount - plus irrigation costs
27	LANDSCAPE REPLENISHMENT	6,064	Landscape Contract Amount - annuals, palm tree trimming, etc.
28	IRRIGATION MAINTENANCE	5,513	Landscape Contract Amount - plus irrigation costs
29	STORMWATER DRAINAGE/STORMWATER BANK REPAIR	11,000	
30	ENVIRONMENTAL MITIGATION & POND MAINTENANCE	12,540	Email from Charles Aquatics
31	REMOTE SECURITY	6,062	
32	GATE MANAGEMENT	1,260	
33	GATE ACCESS CARDS--NEW LINE (Used Previously)	3,200	
34	RECEPTIONIST/CALL BOXES	4,800	Not fully used this year because gate was down
35	GATE REPAIR	6,500	\$5,000 in repairs, \$125 monthly main.contract
36	AMENITY AND COMMUNITY MAINTENANCE AND REPAIR	29,000	
37	FIELD CONTINGENCY	62,000	
38	TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	279,689	
39	AMENITY CENTER OPERATIONS		
40	POOL SERVICE CONTRACT	26,500	Vesta 2.5% increase
41	AMENITY MAINTENANCE & REPAIRS	-	
42	POOL PERMIT	250	
43	AMENITY MANAGEMENT	28,878	Vesta 2.5% increase
44	AMENITY WEBSITE & EBLAST	500	Constant Contact Actual Fee
45	AMENITY JANITORIAL SERVICES	10,804	Vesta 2.5% increase
46	AMENITY CENTER INTERNET	5,714	5% increase from FY 2024
47	AMENITY CENTER PEST CONTROL	2,000	Includes termite protection
48	REFUSE SERVICE	1,654	5% increase from FY 2025
49	MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	-	
50	CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	22,132	
51	TOTAL AMENITY CENTER OPERATIONS	98,432	
52	RESERVES		
53	RESERVE STUDY	-	
54	RESERVE FUND CONTRIBUTION	100,000	
55	TOTAL EXPENDITURES*	698,215	

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$698,215.00
COLLECTION COSTS	\$14,855.64
EARLY PAYMENT DISCOUNT	\$29,711.28
GROSS O&M ASSESSMENT	\$742,781.91

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
PLATTED LOT	367	366	1.00	367.0	100.0%	\$742,781.91	\$2,023.93
	367	366		367.0	100.0%	\$742,781.91	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT			FY 2025 PER LOT	VARIANCE FY25 - FY26	VARIANCE PER MONTH
	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	FY 2025 TOTAL PER LOT ⁽³⁾			
PLATTED LOT	\$2,023.93	\$2,062.77	\$4,086.69	\$3,924.21	\$162.48	\$13.54

⁽¹⁾ Reflects the total number of lots with Series 2019A debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2019A bond issuance. Includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2025 St. Johns County property tax bill.

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2019A
REVENUE	
SPECIAL ASSESSMENTS - ON ROLL	712,381
TOTAL REVENUE	712,381
EXPENDITURES	
INTEREST EXPENSE	
5/1/2026	258,213
11/1/2026	253,463
PRINCIPAL RETIREMENT	
5/1/2026	200,000
TOTAL EXPENDITURES	711,675
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	706

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

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A**

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

Footnote:

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

MAXIMUM ANNUAL DEBT SERVICE

712,381

PARKLAND PRESERVE CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

strap	site str num	site street	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0270310010	301	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310020	293	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310030	285	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310040	277	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310050	267	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310060	255	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310070	247	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310080	237	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310090	227	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310100	219	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310110	209	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310120	116	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310130	106	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310140	98	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310150	92	EGRETS LANDING	PLATTED O&M Only	\$2,023.93	\$0.00	\$2,023.93
0270310160	82	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310170	72	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310180	64	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310190	56	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310200	50	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310210	44	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310220	38	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310230	24	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310240	79	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310250	57	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310260	29	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310270	21	EGRETS LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310280	218	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310290	236	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310300	248	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310310	146	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310320	138	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310330	54	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310340	44	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310350	34	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310360	22	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310370	23	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310380	35	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310390	45	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310400	55	WHITE OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310410	114	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310420	104	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310430	80	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310440	54	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310450	44	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310460	34	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310470	22	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310480	107	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310490	95	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310500	87	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310510	79	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310520	69	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310530	59	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310540	49	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310550	39	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310560	27	OSPREY LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310570	784	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310580	792	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310590	802	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310600	812	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310610	822	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310620	832	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310630	44	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69

PARKLAND PRESERVE CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

strap	site str num	site street	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0270310640	54	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310650	64	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310660	74	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310670	84	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310680	94	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310690	104	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310700	51	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310710	41	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310720	31	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310730	18	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310740	24	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310750	34	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310760	44	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310770	54	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310780	64	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310790	74	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310800	84	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310810	94	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310820	104	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310830	116	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310840	126	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310850	136	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310860	146	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310870	156	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310880	166	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310890	178	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310900	188	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310910	198	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310920	208	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310930	218	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310940	226	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310950	234	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310960	246	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310970	256	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310980	268	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270310990	280	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311000	292	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311010	300	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311020	310	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311030	318	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311040	328	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311050	338	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311060	348	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311070	358	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311080	368	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311090	374	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311100	380	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311110	386	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311120	392	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311130	398	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311140	404	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311150	153	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311160	143	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311170	133	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311180	123	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311190	113	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311200	103	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311210	91	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311220	79	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311230	67	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311240	53	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311250	45	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311260	37	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69

PARKLAND PRESERVE CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

strap	site str num	site street	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0270311270	1106	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311280	1118	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311290	1126	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311300	1138	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311310	1084	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311320	1072	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311330	1062	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311340	1050	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311350	1040	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311360	1024	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311370	1012	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311380	1004	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311390	994	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311400	986	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311410	976	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311420	966	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311430	954	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311440	942	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311450	928	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311460	21	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311470	33	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311480	45	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311490	57	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311500	67	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311510	77	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311520	87	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311530	97	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311540	107	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311550	205	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311560	217	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311570	231	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311580	241	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311590	251	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311600	259	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311610	269	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311620	277	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311630	287	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311640	295	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311650	307	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311660	323	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311670	333	FALCON QUEST	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311680	152	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311690	142	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311700	130	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311710	120	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311720	110	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311730	100	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311740	90	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311750	80	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311760	70	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311770	58	DOVE TREE	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311780	23	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311790	33	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311800	43	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311810	53	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311820	63	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311830	73	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311840	83	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311850	93	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311860	105	CARDINAL BRANCH	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311870	106	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311880	94	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311890	84	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69

PARKLAND PRESERVE CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

strap	site str num	site street	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0270311900	74	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311910	64	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311920	54	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311930	44	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311940	34	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311950	24	SPOTTED OWL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311960	85	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311970	105	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311980	115	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270311990	125	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312000	135	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312010	145	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312020	155	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312030	165	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312040	175	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312050	185	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312060	197	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312070	203	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312080	211	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312090	217	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312100	223	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312110	229	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312120	241	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312130	255	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312140	265	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312150	273	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312160	281	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312170	287	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312180	293	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312190	301	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312200	311	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312210	321	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312220	331	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312230	341	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312240	355	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312250	367	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312260	379	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312270	391	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312280	399	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312290	407	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312300	415	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312310	423	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312320	433	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312330	445	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312340	459	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312350	471	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312360	481	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312370	491	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312380	501	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312390	500	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312400	484	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312410	472	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312420	462	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312430	454	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312440	444	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312450	434	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312460	418	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312470	396	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312480	382	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312490	372	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312500	364	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312510	354	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312520	344	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69

PARKLAND PRESERVE CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

strap	site str num	site street	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0270312530	336	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312540	326	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312550	316	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312560	290	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312570	262	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312580	252	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312590	238	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312600	210	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312610	184	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312620	174	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312630	164	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312640	154	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312650	144	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312660	134	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312670	124	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312680	114	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312690	104	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312700	94	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312710	88	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312720	82	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312730	70	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312740	56	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312750	42	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312760	28	SPOONBILL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312770	939	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312780	951	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312790	965	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312800	975	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312810	989	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312820	1005	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312830	23	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312840	33	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312850	43	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312860	53	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312870	63	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312880	71	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312890	79	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312900	87	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312910	97	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312920	109	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312930	117	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312940	123	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312950	129	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312960	135	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312970	143	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312980	153	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270312990	163	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313000	173	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313010	183	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313020	193	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313030	203	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313040	213	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313050	206	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313060	196	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313070	186	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313080	176	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313090	164	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313100	154	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313110	128	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313120	102	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313130	92	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313140	78	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313150	54	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69

PARKLAND PRESERVE CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

strap	site str num	site street	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0270313160	42	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313170	34	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313180	22	DOVETAIL	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313190	78	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313200	86	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313210	96	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313220	106	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313230	114	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313240	122	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313250	128	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313260	136	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313270	144	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313280	150	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313290	156	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313300	164	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313310	143	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313320	113	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313330	101	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313340	83	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313350	63	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313360	53	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313370	41	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313380	15	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313390	10	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313400	16	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313410	22	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313420	28	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313430	34	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313440	40	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313450	46	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313460	56	EAGLES LANDING	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313470	1427	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313480	1417	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313490	1409	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313500	1399	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313510	1389	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313520	1379	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313530	1369	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313540	1357	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313550	1344	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313560	1354	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313570	1360	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313580	1366	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313590	1374	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313600	1382	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313610	1392	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313620	1402	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313630	1412	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313640	1420	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313650	1428	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313660	1436	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69
0270313670	1444	PARKLAND	PLATTED	\$2,023.93	\$2,062.77	\$4,086.69

EXHIBIT 11

RESOLUTION 2025-10
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Parkland Preserve Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Parkland Preserve Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY, 2025.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT 12

RESOLUTION 2025-11
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkland Preserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Saint Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** (“**Assessment Roll**”).

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 28TH DAY OF JULY, 2025.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll