



***PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Monday  
August 25, 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

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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, August 25, 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](mailto: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, August 25, 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

### ***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

*To be  
Distributed*

C. GreenEarth Landscaping

**V. Staff Reports**

A. District Manager

➤ Meeting Matrix

[Exhibit 2](#)

➤ Quorum Check: September 22, 2025 at 4:30 p.m.

Alfred Myslicki	<b>In Person</b>	<b>Remote</b>	<b>No</b>
Clare Olson	<b>In Person</b>	<b>Remote</b>	<b>No</b>

Kimberly Inman	<b>In Person</b>	<b>Remote</b>	<b>No</b>
James Mack	<b>In Person</b>	<b>Remote</b>	<b>No</b>
David Gurrie	<b>In Person</b>	<b>Remote</b>	<b>No</b>

B. District Counsel

➤ Reminder on Ethics Training

C. District Engineer

## **VI. Supervisors Requests**

## **VII. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 28, 2025

[Exhibit 3](#)

B. Consideration for Acceptance – The July 2025 Unaudited Financial Report

[Exhibit 4](#)

C. Ratification of Integrated Access Solutions Door King Gate Cellular Unit Invoice - \$1,834.68

[Exhibit 5](#)

## **VIII. Business Matters**

A. Consideration & Adoption of **Resolution 2025-12**, Adopting CDD Performance Measures and Standards for FY 2025-2026, Annual Reporting

[Exhibit 6](#)

B. Consideration of Dog Park Fencing Repair Quotes

*To be  
Distributed*

**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  
August 2025

Respectfully submitted by  
Jarrod Vaughn, LCAM  
[jvaughn@vestapropertyservices.com](mailto:jvaughn@vestapropertyservices.com)

## AMENITY UPDATES

In August, HallCo and Air performed routine maintenance on the Amenity Center's air conditioning system. During the visit, the technician advised that the system was generally in good condition. However, he noted that the condenser fan motor on the Fitness Center side was producing some noise.

While this is not an immediate concern—he has observed similar units operating for years without issue—it may indicate that the motor could require replacement in the near future, depending on its ongoing performance. We have attached the maintenance checklists that were provided to this vendor for your review.

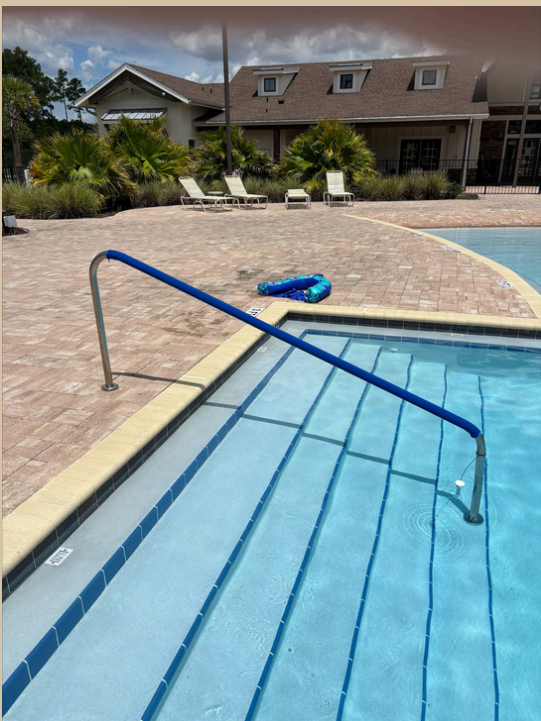


# AMENITY UPDATES

(CONTINUED)

I have spoken with Perrin Todd Food Trucks about adding Parkland Preserve back to their schedule. We are on the schedule for September 5<sup>th</sup> and I will send out additional details once available.

Maintenance also reinstalled the women's restroom curtain in the Fitness Center at the proper angle, fitted new handrail covers for the pool, and installed First Aid Kits one located inside the Amenity Center as well as outside the kitchentte door.





# HOMEOWNER FEEDBACK

The only resident feedback received for the month of August has pertained to the gate call box. Residents have reported that the display is difficult to read and suggested that additional lighting would improve visibility. They have also noted that the speaker system is challenging to hear, making it difficult to communicate when granting access to vendors.



Job #34356949

## MAINTENANCE CHECKLIST (1)

### Completion Checklist

CHECK THERMOSTAT OPERATION



TEMPERATURE DIFFERENCE (DELTA T)

20

TEMPERATURE DIFFERENCE (DELTA T)



SUPPLY AIR TEMP



RETURN AIR TEMP



PRESSURES



CLEAN AND FLUSH DRAIN LINE/PAN



CHECK SAFETY FLOAT SWITCHES



CLEAN/INSPECT EVAPORATOR COIL



BIO FRESH AIR HANDLER



CHECK BLOWER WHEEL



BLOWER MOTOR AMPS



HEAT KIT AMPS (IF APPLICABLE)

CHECK/REPLACE FILTER

CLEAN LEAVES & DEBRIS FROM CONDENSER

WASH CONDENSER COILS

CHECK CONTACTOR FOR BURNS/PITTING

CAPACITOR MFD RATING

70/7.5

CAPACITOR MFD'S

68,8/7.5

CAPACITOR OPERATION

CONDENSING FAN MOTOR AMPS

COMPRESSOR AMPS

MONITOR SYSTEM OPERATION

ADJUST THERMOSTAT BACK TO HOMEOWNER SETTINGS

COMMENTS

-



Job #34356949

## MAINTENANCE CHECKLIST (2 play room)

### Completion Checklist

CHECK THERMOSTAT OPERATION



TEMPERATURE DIFFERENCE (DELTA T)

20

TEMPERATURE DIFFERENCE (DELTA T)



SUPPLY AIR TEMP



RETURN AIR TEMP



PRESSURES



CLEAN AND FLUSH DRAIN LINE/PAN



CHECK SAFETY FLOAT SWITCHES



CLEAN/INSPECT EVAPORATOR COIL



BIO FRESH AIR HANDLER



CHECK BLOWER WHEEL



BLOWER MOTOR AMPS



**HEAT KIT AMPS (IF APPLICABLE)**

**CHECK/REPLACE FILTER**

**CLEAN LEAVES & DEBRIS FROM CONDENSER**

**WASH CONDENSER COILS**

**CHECK CONTACTOR FOR BURNS/PITTING**

**CAPACITOR MFD RATING**

Belt

**CAPACITOR MFD'S**

Belt

**CAPACITOR OPERATION**

**CONDENSING FAN MOTOR AMPS**

**COMPRESSOR AMPS**

**MONITOR SYSTEM OPERATION**

**ADJUST THERMOSTAT BACK TO HOMEOWNER SETTINGS**

**COMMENTS**

-

# EXHIBIT 2



## PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

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

**September 29, 2025**

**Regular  
Meeting:  
09/29**

### ***Presentations***

#### ***Consent Agenda Items***

- Meeting Minutes
  - 08/25/2025 Regular Meeting
- Unaudited Financials
  - August 2025

### ***Business Items***

- Dog Park Fencing Repair Quotes
- Resolution for Performance Measures, Standards and Annual Reporting - Parkland Preserve

### ***Discussions***

- Amenity Policies

### ***Staff Reports***

- District Manager
  - Meeting Matrix
- District Counsel
  - Reminder on Ethics Training
  -
- District Engineer

## PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<b>October 27, 2025</b>	<b>Regular Meeting: 10/27</b>	<p><b><i>Presentations</i></b></p> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"><li>• Meeting Minutes<ul style="list-style-type: none"><li>○ 09/29/2025 Regular Meeting</li></ul></li><li>• Unaudited Financials<ul style="list-style-type: none"><li>○ September 2025</li></ul></li></ul> <p><b><i>Business Items</i></b></p> <ul style="list-style-type: none"><li>• TBD</li></ul> <p><b><i>Discussions</i></b></p> <ul style="list-style-type: none"><li>• TBD</li></ul> <p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"><li>• District Manager<ul style="list-style-type: none"><li>○ Meeting Matrix</li></ul></li><li>• District Counsel<ul style="list-style-type: none"><li>○ TBD</li></ul></li><li>• District Engineer</li></ul>	
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## PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
Amenity Management and Field Operations/Vesta Property Services	9/30/2025; auto renews for two-1 year intervals (60 days notice)
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- auto renews
District Engineer Services/Kimley-Horn.	auto renews
District Management Services/DPFG (d/b/a Vesta District Services)	7/28/2025- auto renews for two-1 year intervals (60 day notice)
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/Hall Co	1/12/2023- (yearly)
Landscape Maintenance/Green Earth Landscaping	Green
Pest Control/Orkin (Pest and Termite)	10/6/2025 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 3

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, July 28, 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 *The following is a summary of the discussions and actions taken at the July 28, 2025 Parkland Preserve*  
21 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
22 *request.*

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

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

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

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

34 An audience member expressed appreciation for the drainage repair work, and requested for a  
35 shield to be installed to the new streetlight at the corner of Parkland Trail and Robin Tree Lane.

36 An audience member expressed concerns about the increases to various line items in the budget  
37 over the course of the three years since she had moved into the community, particularly highlighting  
38 increases to legal services, capital improvements, and the operations & maintenance category.

39 An audience member requested for a recumbent stepper machine to be added to the fitness center,  
40 noting a general need for exercise equipment that could accommodate individuals with balance  
41 issues. The audience member also noted that the oak tree by his property on Parkland Trail was



growing in an unwieldy fashion, and asked about the feasibility of replacing the tree with a 30-gallon red maple tree at his own expense.

**FOURTH ORDER OF BUSINESS – Vendor Reports**

- A. Exhibit 1: Vesta Property Services Amenity Manager Report
- B. Exhibit 2: Charles Aquatics Service Report

Ms. Harden noted that there had been some resident reports of rising water levels at the pond on the left side of the Parkland Preserve entrance. Ms. Harden noted that this had been reviewed with the District Engineer, and found that the pond was owned by the Master Association, and the levels were rising because a pump that normally pulled water from this pond for irrigation purposes was currently down. Ms. Harden stated that the water levels had been brought down for the time being, but they did not currently have information on when the pump itself would be fixed. The Board requested to have the District Engineer reach out to the Master Association to get more information on the repair timeline.

**FIFTH ORDER OF BUSINESS – Staff Reports**

- A. District Manager

Ms. Harden distributed a copy of the amenity policies to the Board, and suggested that the discussions on revisions to the policies could begin in earnest with the next meeting. Ms. Harden also suggested that a Q&A with the community to get resident feedback on the policies could also be coordinated.

A Board member inquired about a subcommittee structure for working on the policies. Mr. Davenport advised that this was not typical practice of CDD Boards, but the Board could schedule a workshop meeting that could be held as a roundtable/town hall discussion with the community. Ms. Harden suggested that the Board could reach out to Mr. Vaughn to schedule and distribute a workshop meeting e-blast. Mr. Davenport additionally advised that there was no requirement for District Counsel to attend workshop meetings, but that these meetings still needed to be publicly noticed and have meeting minutes taken, adding that the Board could also not take any official action or make any motions at workshop meetings.

- Exhibit 3: Meeting Matrix
- Quorum Check: August 25, 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.

Ms. Harden noted that more hog traps had been set, but as no hog activity had been observed, these had since been pulled. Ms. Harden requested for any residents seeing hogs to report this information to Mr. Vaughn via email, in order to bring the traps back out.

Ms. Harden asked the Board whether they wished to make a decision on installing a shield on the newly-installed FPL streetlight at Parkland Trail and Robin Tree Lane.

On a MOTION by Ms. Olson, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved installing a shield on the FPL light, for the Parkland Preserve Community Development District.

- B. District Counsel

- Update on Litigation

C. District Engineer

**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.

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 23, 2025

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

C. Exhibit 6: Ratification of Lucas Tree Service Inc. Eagles Landing Dead Pine Tree Removal Proposal - \$1,000.00

On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, 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 7: Consideration of District Management Contract Renewal Proposal

Ms. Harden distributed a handout to the Board with two options for the District Management contract, recalling previous discussions on a significant increase that had been proposed due to the higher level of work with resident control and involvement as well as the length of the contract. Ms. Harden noted that Mr. Mack had suggested a reduction in the number of regular meetings per year, and stated that one of the options would be to reduce the number to 9 regular meetings (plus one budget workshop meeting), with the regularly scheduled meeting for November 2025 being removed due to proximity to the Thanksgiving holiday, December 2025 being removed due to proximity to Christmas Day, and May 2026 being removed due to Memorial Day falling on that date. Ms. Harden also noted that the approved proposed budget did not account for the reduction in costs that this new schedule would entail, and the figure could be brought down accordingly during the public hearing if the Board went forward with this schedule. The Board expressed support for this option.

On a MOTION by Mr. Mack, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board approved Option 2 of the Vesta District Management Contract Renewal Proposal, for the Parkland Preserve Community Development District.

B. Exhibit 8: Consideration & Adoption of **Resolution 2025-09**, Adopting Meeting Schedule for FY 2025-2026

On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-09**, Adopting Meeting Schedule for FY 2025-2026, as amended, for the Parkland Preserve Community Development District.

C. Exhibit 9: Consideration of Conserva Well Pump Quote - \$2,250.00

On a MOTION by Ms. Inman, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board approved the Conserva Well Pump proposal, in the amount of \$2,250.00, for the Parkland Preserve Community Development District.

On a MOTION by Mr. Myslicki, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board approved recessing the regular meeting for the purpose of holding the public hearing on the FY 2025-2026 budget, for the Parkland Preserve Community Development District.

*(The Board recessed the meeting at 5:05 p.m.)*

**NINTH ORDER OF BUSINESS – FY 2025-2026 Budget & Assessment Public Hearing**

A. Fiscal Year 2025-2026 Budget Public Hearing

➤ Open the Public Hearing

On a MOTION by Mr. Myslicki, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Budget public hearing, for the Parkland Preserve Community Development District.

➤ Exhibit 10: Presentation of FY 2025-2026 Budget & Assessment Roll

Ms. Harden presented the budget to the Board and audience, highlighting the various capital improvements and projects that had been completed throughout the past fiscal year. Ms. Harden noted that the current form of the budget was what was considered to be a high water mark budget, meaning that the overall budget could not increase past this point, but could be reduced further. Mr. Davenport provided additional information on the Series 2019 Debt Service bonds, which could be refinanced in 2029.

Ms. Harden noted reductions that would be made in the Supervisors Compensation line item, the Management Consulting Services line item under Contracts, and the Legal Advertisements line item due to the reduced meeting count. Ms. Harden also noted reductions to the Website Fee line item to \$816, the removal of the bank fees line due to there being none anticipated for FY 2025-2026, and the removal of the miscellaneous dollar amount line item as there were other specific contingency line items that these funds could be pulled from instead. Additional comments were made regarding the reduced water usage and electricity, a reduction to Assessment Administration, as well as the proposal from Green Earth Landscaping coming in at a lower rate than anticipated.

➤ Public Comments

In response to a question about the impacts on the changes, Ms. Harden stated that the variance per lot for the year would be an increase of \$137.22.

➤ Close the Public Hearing

On a MOTION by Ms. Inman, SECONDED by Mr. Gurrie, WITH ALL IN FAVOR, the Board approved closing the Fiscal Year 2025-2026 Budget public hearing, for the Parkland Preserve Community Development District.

*(The Board reconvened the regular meeting at 5:35 p.m.)*

B. Exhibit 11: Consideration & Adoption of **Resolution 2025-10**, Adopting Final Budget for FY 2025-2026

On a MOTION by Ms. Inman, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-10**, Adopting Final Budget for FY 2025-2026, as amended, allowing for District staff to make the discussed budget adjustments accordingly, for the Parkland Preserve Community Development District.

C. Fiscal Year 2025-2026 Assessment Public Hearing

➤ Open the Public Hearing

On a MOTION by Ms. Olson, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Assessment public hearing, for the Parkland Preserve Community Development District.

*(The Board recessed the regular meeting and entered into the public hearing at 5:39 p.m.)*

➤ Public Comments

A comment was heard regarding potential administrative impacts on the CDD's budget from the apartments, and Ms. Harden noted that a cost share agreement was in place that would be triggered upon reaching a given level of occupancy. Ms. Harden added that it did not appear that the apartments would be ready for occupancy and move-in within the next fiscal year.

An audience member asked about how any end-of-year surplus on the field contingency line item would be handled, and Ms. Harden stated that those funds would stay within the CDD until the Board decided to either move those funds to reserves or spend them.

➤ Close the Public Hearing

On a MOTION by Mr. Mack, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved closing the Fiscal Year 2025-2026 Assessment public hearing, for the Parkland Preserve Community Development District.

*(The Board reconvened the regular meeting at 5:45 p.m.)*

D. Exhibit 12: Consideration & Adoption of **Resolution 2025-11**, Levying O&M Assessments for FY 2025-2026

On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-11**, Levying O&M Assessments for FY 2025-2026, for the Parkland Preserve Community Development District.

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

There were no comments from any audience members for non-agenda items.

**ELEVENTH ORDER OF BUSINESS – Adjournment**

Ms. Harden asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting.

Mr. Myslicki commented positively on the quality of management at Parkland Preserve CDD from Vesta, and spoke highly of the continuing agreement maintaining a stable relationship, particularly

196 throughout the litigation process. Mr. Myslicki thanked all in attendance for coming and  
197 participating in the meeting.

198 Mr. Mack made a motion to adjourn the meeting.

199 On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board adjourned  
200 the meeting at 5:47 p.m. for the Parkland Preserve Community Development District.

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

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

206

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

207 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

# EXHIBIT 4



# Parkland Preserve Community Development District

## Financial Statements Unaudited

Period Ending  
July 31, 2025



Parkland Preserve CDD

Balance Sheet

July 31, 2025

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq &amp; Const</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$ 247,903	-	478	\$ 248,381
Cash Sweep	\$ 140,932	-	-	\$ 140,932
General Sub-account	-	-	-	-
Revenue	-	610,558	-	610,558
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	-	26,193	-	26,193
Prepaid	-	-	-	-
Deposits	3,900	-	-	3,900
<b>Total Assets</b>	<b>\$ 392,735</b>	<b>1,409,047</b>	<b>478</b>	<b>\$ 1,802,260</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	1,726	-	-	1,726
Due to Other Funds	26,193	-	-	26,193
Due to Developer	-	-	-	-
Deferred On-Roll Assessments	-	-	-	-
Retainage Payable	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 27,920</b>	<b>-</b>	<b>-</b>	<b>\$ 27,920</b>
<b><u>Fund Balance:</u></b>				
Non-Spendable:				
Deposits & Prepaid	3,900	-	-	3,900
Restricted for:				
Debt Service	-	1,409,047	-	1,409,047
Capital Projects	-	-	478	478
Unassigned	360,915	-	-	360,915
<b>Total Fund Balance</b>	<b>\$ 364,815</b>	<b>1,409,047</b>	<b>478</b>	<b>\$ 1,774,340</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 392,735</b>	<b>1,409,047</b>	<b>478</b>	<b>\$ 1,802,260</b>

**Parkland Preserve CDD**  
**General Fund**  
**Statement of Revenues, Expenditures & Changes in Fund Balance**  
**For the Period of October 1, 2024 to July 31, 2025**

	<b>FY2025 Adopted Budget</b>	<b>Current Month</b>	<b>Actual Year-to-Date</b>	<b>Variance</b>	<b>% of Budget</b>
<b>Revenue:</b>					
Special Assessments - On-Roll	\$ 642,161	\$ 2,353	\$ 644,982	\$ 2,821	100.44%
Excess Assessments		-	-	-	0.00%
Miscellaneous Revenue		125	2,000	2,000	950.00%
Interest		522	2,533	2,533	0.00%
<b>Total Revenue</b>	<b>642,161</b>	<b>3,001</b>	<b>649,515</b>	<b>7,354</b>	<b>101.15%</b>

**Expenditures:**

<b>General Administrative:</b>					
Supervisors Compensation	15,000	800	7,200	(7,800)	48.00%
Management Consulting Services	36,300	3,025	30,250	(6,050)	83.33%
Administrative Services	1,815	151	1,594	(221)	87.80%
Bank Fees	150	-	198	48	132.00%
Miscellaneous, Allowance, Contingency	1,575	804	1,075	(500)	68.25%
Auditing Services	3,250	-	3,250	-	100.00%
Regulatory Permit Fees	175	-	189	14	107.94%
Legal Advertisements	2,500	640	1,117	(1,383)	44.68%
Engineering Services	40,000	-	16,341	(23,659)	40.85%
Legal Services	30,000	2,914	50,493	20,493	168.31%
Website Hosting	2,331	253	4,045	1,714	173.53%
<b>Total General Administrative</b>	<b>133,096</b>	<b>8,588</b>	<b>115,752</b>	<b>(17,344)</b>	<b>86.97%</b>

<b>Insurance:</b>					
Property, General Liability, Prof.	32,404	-	25,501	(6,903)	78.70%
<b>Total Insurance</b>	<b>32,404</b>	<b>-</b>	<b>25,501</b>	<b>(6,903)</b>	<b>78.70%</b>

<b>Debt Administration:</b>					
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%
<b>Total Debt Administration</b>	<b>16,500</b>	<b>-</b>	<b>13,783</b>	<b>(2,717)</b>	<b>83.53%</b>

<b>Physical Environment:</b>					
Field Manager	29,886	2,491	24,905	(4,981)	83.33%
Electricity (Irrigation & Pond Pumps)	16,275	538	4,704	(11,571)	28.90%
Streetpole Lighting	21,525	1,792	16,686	(4,839)	77.52%
Water (County)	10,500	762	5,214	(5,286)	49.66%
Landscaping Maintenance	76,000	4,600	57,470	(18,530)	75.62%
Landscape Replenishment	5,775	438	2,090	(3,685)	36.19%
Irrigation Maintenance	5,250	75	9,036	3,786	172.11%
Stormwater Drainage/Stormwater Bank Repair	21,000	-	4,580	(16,420)	21.81%
Environmental Mitigation & Pond Maintenance	17,850	1,025	10,250	(7,600)	57.42%
Remote Security	5,052	516	4,581	(471)	90.68%
Gate Management	1,260	105	1,050	(210)	83.33%
Gate Access Cards	6,400	-	625	(5,775)	9.77%
Receptionist/Call Boxes	4,800	-	714	(4,086)	14.88%
Gate Repair	5,000	750	1,025	(3,975)	20.51%
Amenity & Community Maint & Repair	29,000	275	13,279	(15,721)	45.79%
Field Contingency	110,000	154	64,894	(45,106)	58.99%

<b>Total Physical Environment</b>	<b>365,573</b>	<b>13,520</b>	<b>221,103</b>	<b>(144,470)</b>	<b>60.48%</b>
<b>Amenity Center Operations:</b>					
Pool Service Contract	25,853	3,266	29,429	3,576	113.83%
Pool Permit	250	-	350	100	140.14%
Amenity Management	28,174	2,348	23,478	(4,696)	83.33%
Amenity Website & E-Blast	2,220	-	-	(2,220)	0.00%
Amenity Janitorial Services	10,541	878	12,924	2,383	122.61%
Amenity Center Internet	5,775	193	3,274	(2,501)	56.70%
Amenity Center Pest Control	2,200	145	1,146	(1,054)	52.09%
Refuse Service	1,575	142	1,372	(203)	87.13%
Capital Improvements (Resident's Requests)	13,000	-	-	(13,000)	0.00%
<b>Total Amenity Center Operations</b>	<b>89,588</b>	<b>6,973</b>	<b>71,974</b>	<b>(17,614)</b>	<b>80.34%</b>
<b>Reserves:</b>					
Reserve Study	5,000	-	3,800	(1,200)	76.00%
<b>Total Reserves</b>	<b>5,000</b>	<b>-</b>	<b>3,800</b>	<b>(1,200)</b>	<b>76.00%</b>
<b>Total Expenditures:</b>	<b>642,161</b>	<b>29,081</b>	<b>451,913</b>	<b>(190,248)</b>	<b>70.37%</b>
<b>Other Financing Sources (Uses):</b>					
Transfers In		-	-		
Transfers Out					
<b>Total Other Financing Sources (Uses)</b>		<b>-</b>	<b>-</b>		
<b>Excess Revenue Over (Under) Expenditures</b>		<b>(26,080)</b>	<b>197,602</b>		
<b>Fund Balance - Beginning</b>			167,213		
<b>Fund Balance - Ending</b>			<b>\$ 364,815</b>		

**Parkland Preserve CDD**  
**Debt Service 2019A**  
**Statement of Revenues, Expenditures & Changes in Fund Balance**  
**For the Period of October 1, 2024 to July 31, 2025**

	<b>FY2025 Adopted Budget</b>	<b>Current Month</b>	<b>Actual Year-to-Date</b>	<b>Variance</b>	<b>% of Budget</b>
<b><u>Revenue:</u></b>					
Special Assessments - On-Roll	\$ 712,381	\$ 2,611	\$ 715,510	\$ 3,129	100.44%
Excess Assessments				-	0.00%
Prepayment Income				-	0.00%
Interest		4,578	45,586	45,586	5457.00%
<b>Total Revenue</b>	<b>712,381</b>	<b>7,189</b>	<b>761,097</b>	<b>48,716</b>	<b>106.84%</b>
<b><u>Expenditures:</u></b>					
<b>Debt Service Payments:</b>					
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%
<b>Total Expenditures:</b>	<b>710,938</b>	<b>-</b>	<b>730,181</b>	<b>19,243</b>	<b>102.71%</b>
<b><u>Other Financing Sources (Uses):</u></b>					
Transfers In		-	-		
Transfers Out		-	-		
<b>Total Other Financing Sources (Uses)</b>		<b>-</b>	<b>-</b>		
<b>Excess Revenue Over (Under) Expenditures</b>	<b>1,443</b>	<b>7,189</b>	<b>30,915</b>		
<b>Fund Balance - Beginning</b>			1,378,132		
<b>Fund Balance - Ending</b>			<b>\$ 1,409,047</b>		

**Parkland Preserve CDD**  
**Acquisition & Construction**  
**Statement of Revenues, Expenditures & Changes in Fund Balance**  
**For the Period of October 1, 2024 to July 31, 2025**

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

**Parkland Preserve CDD**  
**GL Detail**  
**FY2025**

Account	Type	Date	Num	Name	Memo	Debit	Credit
1101000 - Cash- Operating Account							
	Bill Pmt -Check	07/01/2025	1540	Alfred W. Myslicki, Jr.	BOS Meeting 6/23/25		200.00
	Bill Pmt -Check	07/01/2025	1541	Clare M. Olson	BOS Meeting 6/23/25		200.00
	Bill Pmt -Check	07/01/2025	1542	James L. Mack, Jr.	BOS Meeting 6/23/25		200.00
	Bill Pmt -Check	07/01/2025	1543	Kimberly D. Inman	BOS Meeting 6/23/25		200.00
	Bill Pmt -Check	07/01/2025	100567	Vesta District Services	Invoice: 427215 (Reference: Management Fees July 25. )		3,244.25
	Transfer	07/01/2025			Funds Transfer	7,929.45	
	Bill Pmt -Check	07/02/2025	100568	Pallai Services	Invoice: 18415 (Reference: Drainage Repair on Lot 3. )		4,580.00
	Bill Pmt -Check	07/03/2025	100569	Charles Aquatics, Inc	Invoice: 53614 (Reference: Monthly Aquatic Management Services July 25. )		1,025.00
	Bill Pmt -Check	07/03/2025	100570	Cintas Corporation	Invoice: 9327365557 (Reference: AED AUTOMATIC AGREEMENT. )		154.00
	Bill Pmt -Check	07/03/2025	100571	Green Earth Pest Control & Lawn Maint	Invoice: 63515 (Reference: Lawn Maintenance & Pest Control. ) Invoice: 63517 (Reference: Insta...		5,657.50
	Bill Pmt -Check	07/03/2025	100572	Hi-Tech System Associates, Inc.	Invoice: 426903 (Reference: Alarm Monitoring. )		279.85
	Bill Pmt -Check	07/03/2025	100573	Integrated Access Solutions LLC	Invoice: 4263 (Reference: Monthly PM. )		125.00
	Bill Pmt -Check	07/03/2025	100574	Southeastern Business Solutions, Inc.	Invoice: 5726 (Reference: Service Call on Gate. )		150.00
	Bill Pmt -Check	07/03/2025	100575	Vesta Property Services Inc	Invoice: 427284 (Reference: Amenity Management. )		8,161.17
	Transfer	07/03/2025			Funds Transfer	142.30	
	Bill Pmt -Check	07/03/2025	070325ACH1	Waste Pro - Palm Coast	Solid waste service		142.30
	Transfer	07/07/2025			Funds Transfer	10,362.77	
	Transfer	07/11/2025			Funds Transfer		383.68
	Deposit	07/11/2025			Deposit	4,963.68	
	Deposit	07/14/2025			Deposit	125.00	
	Bill Pmt -Check	07/14/2025	100576	Green Earth Pest Control & Lawn Maint	Invoice: 63525 (Reference: Irrigation Repairs. )		75.00
	Bill Pmt -Check	07/14/2025	100577	Hawkins Inc.	Invoice: 7121882 (Reference: Pool Chemicals. )		1,112.00
	Bill Pmt -Check	07/14/2025	100578	Alphagraphics Tampa Print	Invoice: 251474 (Reference: Mailings. )		804.26
	Bill Pmt -Check	07/14/2025	100579	Vesta Property Services Inc	Invoice: 427611 (Reference: Billable Expenses - June 2025. )		114.44
	Transfer	07/14/2025			Funds Transfer	11,280.42	
	Transfer	07/15/2025			Funds Transfer	1,204.26	
	Bill Pmt -Check	07/16/2025	100580	DoorKing, Inc.	Invoice: 2543628 (Reference: 6/12/25 - 7/11/25. )		69.95
	Transfer	07/16/2025			Funds Transfer	5,657.50	
	Transfer	07/17/2025			Funds Transfer	69.95	
	Transfer	07/18/2025			Funds Transfer	1,320.22	
	Bill Pmt -Check	07/21/2025	100581	Kutak Rock LLP	Reference: Professional legal services rendered.		1,274.00
	Bill Pmt -Check	07/21/2025	072125ACH1	St. Johns County Utility Department	835 Parkland Trl - 5/19/25 - 6/16/25		355.56
	Bill Pmt -Check	07/21/2025	072125ACH3	AT&T	Internet 6/28/25 - 7/27/25		149.80
	Bill Pmt -Check	07/21/2025	072125ACH2	Florida Power & Light	100 Parkland Trail - Jun 5, 2025 to Jul 7, 2025		814.86
	Transfer	07/22/2025			Funds Transfer	671.64	
	Bill Pmt -Check	07/22/2025	072225CC1	US Bank Credit Card	Various Purchases 5/29/25 - 6/27/25		557.20
	Transfer	07/23/2025			Funds Transfer	75.00	
	Bill Pmt -Check	07/24/2025	100582	Integrated Access Solutions LLC	Invoice: 4403 (Reference: Service call on reader. )		750.47
	Bill Pmt -Check	07/24/2025	100583	Kutak Rock LLP	Invoice: 3596564 (Reference: General Counsel June 25. )		1,640.49
	Bill Pmt -Check	07/24/2025	100584	Green Earth Pest Control & Lawn Maint	Invoice: 63614 (Reference: Landscape Management & pest control. )		4,600.00
	Bill Pmt -Check	07/24/2025	100585	Contact One	Invoice: 250701170101 (Reference: 08/01/2025 - 08/31/2025. )		166.00
	Transfer	07/24/2025			Funds Transfer	1,304.60	
	Bill Pmt -Check	07/24/2025	072425ACH1	AT&T	Internet 7/2/25 - 8/1/25		192.60
	Transfer	07/25/2025			Funds Transfer	916.47	
	Bill Pmt -Check	07/28/2025	072825ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2025 to Jul 14, 2025		33.39
	Bill Pmt -Check	07/28/2025	072825ACH2	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2025 to Jul 14, 2025		55.10
	Bill Pmt -Check	07/28/2025	072825ACH3	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2025 to Jul 14, 2025		482.46
	Bill Pmt -Check	07/28/2025	072825ACH4	Florida Power & Light	100 PARKLAND TRL Jun 12, 2025 to Jul 14, 2025		944.01
	Bill Pmt -Check	07/28/2025	072825ACH5	Orkin	Reference: Pest Control.		145.00
	Transfer	07/28/2025			Funds Transfer	1,659.96	
	Transfer	07/29/2025			Funds Transfer	1,274.00	
	Bill Pmt -Check	07/30/2025	100586	Integrated Access Solutions LLC	Invoice: 4460 (Reference: Monthly PM July 25. )		125.00
	Transfer	07/31/2025			Funds Transfer	4,725.00	
	Deposit	07/31/2025			Interest	21.23	

Parkland Preserve CDD  
GL Detail  
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1101000 · Cash- Operating Account						53,703.45	39,164.34
<b>1101010 · BU Sweep</b>							
	Transfer	07/01/2025			Funds Transfer		7,929.45
	Transfer	07/03/2025			Funds Transfer		142.30
	Transfer	07/07/2025			Funds Transfer		10,362.77
	Transfer	07/11/2025			Funds Transfer	383.68	
	Transfer	07/14/2025			Funds Transfer		11,280.42
	Transfer	07/15/2025			Funds Transfer		1,204.26
	Transfer	07/16/2025			Funds Transfer		5,657.50
	Transfer	07/17/2025			Funds Transfer		69.95
	Transfer	07/18/2025			Funds Transfer		1,320.22
	Transfer	07/22/2025			Funds Transfer		671.64
	Transfer	07/23/2025			Funds Transfer		75.00
	Transfer	07/24/2025			Funds Transfer		1,304.60
	Transfer	07/25/2025			Funds Transfer		916.47
	Transfer	07/28/2025			Funds Transfer		1,659.96
	Transfer	07/29/2025			Funds Transfer		1,274.00
	Transfer	07/31/2025			Funds Transfer		4,725.00
	Deposit	07/31/2025			Interest	501.17	
Total 1101010 · BU Sweep						884.85	48,593.54
<b>7255900 · 2019A - Revenue</b>							
	Transfer	07/02/2025			Funds Transfer	2,570.81	
	Deposit	07/02/2025			Interest	2,007.44	
Total 7255900 · 2019A - Revenue						4,578.25	0.00
<b>7256000 · 2019A - DS Reserve</b>							
	Transfer	07/02/2025			Funds Transfer		2,570.81
	Deposit	07/31/2025			Interest	2,570.81	
Total 7256000 · 2019A - DS Reserve						2,570.81	2,570.81
<b>1131005 · On Roll Assessment Receivable</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025	0.00	
Total 1131005 · On Roll Assessment Receivable						0.00	0.00
<b>2131001 · Due From GF 001 (201)</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025	2,610.50	
Total 2131001 · Due From GF 001 (201)						2,610.50	0.00
<b>2131005 · DS On Roll Assessment Rec</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025	0.00	
Total 2131005 · DS On Roll Assessment Rec						0.00	0.00
<b>1202000 · Accounts Payable</b>							
	Bill	07/01/2025	427215	Vesta District Services	Reference: Management Fees July 25.		3,244.25
	Bill	07/01/2025	062325	Alfred W. Myslicki, Jr.	BOS Meeting 6/23/25		200.00
	Bill	07/01/2025	062325	Clare M. Olson	BOS Meeting 6/23/25		200.00
	Bill	07/01/2025	062325	Kimberly D. Inman	BOS Meeting 6/23/25		200.00
	Bill	07/01/2025	062325	James L. Mack, Jr.	BOS Meeting 6/23/25		200.00
	Bill Pmt -Check	07/01/2025	1540	Alfred W. Myslicki, Jr.	BOS Meeting 6/23/25	200.00	
	Bill Pmt -Check	07/01/2025	1541	Clare M. Olson	BOS Meeting 6/23/25	200.00	
	Bill Pmt -Check	07/01/2025	1542	James L. Mack, Jr.	BOS Meeting 6/23/25	200.00	
	Bill Pmt -Check	07/01/2025	1543	Kimberly D. Inman	BOS Meeting 6/23/25	200.00	
	Bill Pmt -Check	07/01/2025	100567	Vesta District Services	Invoice: 427215 (Reference: Management Fees July 25. )	3,244.25	
	Bill	07/01/2025	63517	Green Earth Pest Control & Lawn Maint	Reference: Installation of Annuals.		437.50
	Bill	07/01/2025	53614	Charles Aquatics, Inc	Reference: Monthly Aquatic Management Services July 25.		1,025.00
	Bill	07/01/2025	426903	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring.		279.85
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.		8,161.17
	Bill	07/01/2025	0000441701	Waste Pro - Palm Coast	Solid waste service		142.30
	Bill	07/01/2025	309264701 7/25	AT&T	Internet 7/2/25 - 8/1/25		192.60
	Bill Pmt -Check	07/02/2025	100568	Pallai Services	Invoice: 18415 (Reference: Drainage Repair on Lot 3. )	4,580.00	



**Parkland Preserve CDD**  
**GL Detail**  
**FY2025**

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	07/03/2025	100569	Charles Aquatics, Inc	Invoice: 53614 (Reference: Monthly Aquatic Management Services July 25. )	1,025.00	
	Bill Pmt -Check	07/03/2025	100570	Cintas Corporation	Invoice: 9327365557 (Reference: AED AUTOMATIC AGREEMENT. )	154.00	
	Bill Pmt -Check	07/03/2025	100571	Green Earth Pest Control & Lawn Maint	Invoice: 63515 (Reference: Lawn Maintenance & Pest Control. ) Invoice: 63517 (Reference: Insta...	5,657.50	
	Bill Pmt -Check	07/03/2025	100572	Hi-Tech System Associates, Inc.	Invoice: 426903 (Reference: Alarm Monitoring. )	279.85	
	Bill Pmt -Check	07/03/2025	100573	Integrated Access Solutions LLC	Invoice: 4263 (Reference: Monthly PM. )	125.00	
	Bill Pmt -Check	07/03/2025	100574	Southeastern Business Solutions, Inc.	Invoice: 5726 (Reference: Service Call on Gate. )	150.00	
	Bill Pmt -Check	07/03/2025	100575	Vesta Property Services Inc	Invoice: 427284 (Reference: Amenity Management. )	8,161.17	
	Bill Pmt -Check	07/03/2025	070325ACH1	Waste Pro - Palm Coast	Solid waste service	142.30	
	Bill	07/03/2025	7121882	Hawkins Inc.	Reference: Pool Chemicals.		1,112.00
	Bill	07/07/2025	12378-76105 7/25	Florida Power & Light	100 Parkland Trail - Jun 5, 2025 to Jul 7, 2025		814.86
	Bill	07/08/2025	63525	Green Earth Pest Control & Lawn Maint	Reference: Irrigation Repairs.		75.00
	Bill	07/08/2025	251474	Alphagraphics Tampa Print	Reference: Mailings.		804.26
	Bill	07/12/2025	2543628	DoorKing, Inc.	Reference: 6/12/25 - 7/11/25.		69.95
	Bill Pmt -Check	07/14/2025	100576	Green Earth Pest Control & Lawn Maint	Invoice: 63525 (Reference: Irrigation Repairs. )	75.00	
	Bill Pmt -Check	07/14/2025	100577	Hawkins Inc.	Invoice: 7121882 (Reference: Pool Chemicals. )	1,112.00	
	Bill Pmt -Check	07/14/2025	100578	Alphagraphics Tampa Print	Invoice: 251474 (Reference: Mailings. )	804.26	
	Bill Pmt -Check	07/14/2025	100579	Vesta Property Services Inc	Invoice: 427611 (Reference: Billable Expenses - June 2025. )	114.44	
	Bill	07/14/2025	00268-43268 7/25	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2025 to Jul 14, 2025		55.10
	Bill	07/14/2025	80159-46489 7/25	Florida Power & Light	100 PARKLAND TRL Jun 12, 2025 to Jul 14, 2025		944.01
	Bill	07/14/2025	51433-49560 7/25	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2025 to Jul 14, 2025		482.46
	Bill	07/14/2025	07380-54261 7/25	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2025 to Jul 14, 2025		33.39
	Bill Pmt -Check	07/16/2025	100580	DoorKing, Inc.	Invoice: 2543628 (Reference: 6/12/25 - 7/11/25. )	69.95	
	Bill	07/16/2025	3596468	Kutak Rock LLP	Reference: Professional legal services rendered.		1,274.00
	Bill	07/16/2025	3596564	Kutak Rock LLP	Reference: General Counsel June 25.		1,640.49
	Bill	07/18/2025	4403	Integrated Access Solutions LLC	Reference: Service call on reader.		750.47
	Bill	07/19/2025	576585-139614 7/25	St. Johns County Utility Department	835 Parkland Trl - 6/18/25 - 7/19/25		761.88
	Bill	07/20/2025	250701170101	Contact One	Reference: 08/01/2025 - 08/31/2025.		166.00
	Bill Pmt -Check	07/21/2025	100581	Kutak Rock LLP	Reference: Professional legal services rendered.	1,274.00	
	Bill Pmt -Check	07/21/2025	072125ACH1	St. Johns County Utility Department	835 Parkland Trl - 5/19/25 - 6/16/25	355.56	
	Bill Pmt -Check	07/21/2025	072125ACH3	AT&T	Internet 6/28/25 - 7/27/25	149.80	
	Bill Pmt -Check	07/21/2025	072125ACH2	Florida Power & Light	100 Parkland Trail - Jun 5, 2025 to Jul 7, 2025	814.86	
	Bill	07/21/2025	1153413894	Conserva Irrigation of NEFL	Reference: Commercial Repair.		150.00
	Bill	07/22/2025	63614	Green Earth Pest Control & Lawn Maint	Reference: Landscape Management & pest control.		4,600.00
	Bill Pmt -Check	07/22/2025	072225CC1	US Bank Credit Card	Various Purchases 5/29/25 - 6/27/25	557.20	
	Bill Pmt -Check	07/24/2025	100582	Integrated Access Solutions LLC	Invoice: 4403 (Reference: Service call on reader. )	750.47	
	Bill Pmt -Check	07/24/2025	100583	Kutak Rock LLP	Invoice: 3596564 (Reference: General Counsel June 25. )	1,640.49	
	Bill Pmt -Check	07/24/2025	100584	Green Earth Pest Control & Lawn Maint	Invoice: 63614 (Reference: Landscape Management & pest control. )	4,600.00	
	Bill Pmt -Check	07/24/2025	100585	Contact One	Invoice: 250701170101 (Reference: 08/01/2025 - 08/31/2025. )	166.00	
	Bill Pmt -Check	07/24/2025	072425ACH1	AT&T	Internet 7/2/25 - 8/1/25	192.60	
	Bill	07/24/2025	279252626	Orkin	Reference: Pest Control.		145.00
	Bill Pmt -Check	07/28/2025	072825ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2025 to Jul 14, 2025	33.39	
	Bill Pmt -Check	07/28/2025	072825ACH2	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2025 to Jul 14, 2025	55.10	
	Bill Pmt -Check	07/28/2025	072825ACH3	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2025 to Jul 14, 2025	482.46	
	Bill Pmt -Check	07/28/2025	072825ACH4	Florida Power & Light	100 PARKLAND TRL Jun 12, 2025 to Jul 14, 2025	944.01	
	Bill Pmt -Check	07/28/2025	072825ACH5	Orkin	Reference: Pest Control.	145.00	
	Bill	07/29/2025	4460	Integrated Access Solutions LLC	Reference: Monthly PM July 25.		125.00
	Bill Pmt -Check	07/30/2025	100586	Integrated Access Solutions LLC	Invoice: 4460 (Reference: Monthly PM July 25. )	125.00	
	Bill	07/31/2025	9331859572	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
	Bill	07/31/2025	0007249067	Gannett Florida LocalIQ	Reference: Legal Advertising.		640.48
Total 1202000 - Accounts Payable						38,780.66	29,081.02
<b>1202105 - Deferred On Roll Assessment</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025	0.00	
Total 1202105 - Deferred On Roll Assessment						0.00	0.00
<b>1207001 - DTDF- Due to Debt Service Fund</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025		2,610.50

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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1207001 · DTFD- Due to Debt Service Fund						0.00	2,610.50
<b>2230005 · Deferred Assessments DS2019</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025	0.00	
Total 2230005 · Deferred Assessments DS2019						0.00	0.00
<b>1300000 · Temp Deposits - GF</b>							
	Deposit	07/11/2025			St. Johns County Tax Collector		4,963.68
	General Journal	07/31/2025	132		Tax Distribution - July 2025	4,963.68	
Total 1300000 · Temp Deposits - GF						4,963.68	4,963.68
<b>1363005 · Interest - Investments</b>							
	Deposit	07/31/2025			Interest		21.23
	Deposit	07/31/2025			Interest		501.17
Total 1363005 · Interest - Investments						0.00	522.40
<b>1363095 · Rental Income</b>							
	Deposit	07/14/2025	4889		Mack		50.00
Total 1363095 · Rental Income						0.00	50.00
<b>1363097 · Gate Access Cards</b>							
	Deposit	07/14/2025	111		Brodersen		25.00
	Deposit	07/14/2025	238		Morros		25.00
	Deposit	07/14/2025	1534		Manley		25.00
Total 1363097 · Gate Access Cards						0.00	75.00
<b>1363111 · Assessments On Roll</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025		2,353.18
Total 1363111 · Assessments On Roll						0.00	2,353.18
<b>2361001 · Interest- Investment 201</b>							
	Deposit	07/31/2025			Interest		2,570.81
Total 2361001 · Interest- Investment 201						0.00	2,570.81
<b>2363109 · SPEC Assessment On Roll 201</b>							
	General Journal	07/31/2025	132		Tax Distribution - July 2025		2,610.50
Total 2363109 · SPEC Assessment On Roll 201						0.00	2,610.50
<b>7361001 · Interest- Investment 206</b>							
	Deposit	07/02/2025			Interest		2,007.44
Total 7361001 · Interest- Investment 206						0.00	2,007.44
<b>1100000 · Administrative</b>							
<b>1511001 · Supervisors Compensation</b>							
	Bill	07/01/2025	062325	Alfred W. Myslicki, Jr.	BOS Meeting 6/23/25	200.00	
	Bill	07/01/2025	062325	Clare M. Olson	BOS Meeting 6/23/25	200.00	
	Bill	07/01/2025	062325	Kimberly D. Inman	BOS Meeting 6/23/25	200.00	
	Bill	07/01/2025	062325	James L. Mack, Jr.	BOS Meeting 6/23/25	200.00	
Total 1511001 · Supervisors Compensation						800.00	0.00
<b>1513025 · Management Consulting Services</b>							
	Bill	07/01/2025	427215	Vesta District Services	Reference: Management Fees July 25.	3,025.00	
Total 1513025 · Management Consulting Services						3,025.00	0.00
<b>1513029 · Administrative Services</b>							
	Bill	07/01/2025	427215	Vesta District Services	Reference: Management Fees July 25.	151.25	
Total 1513029 · Administrative Services						151.25	0.00
<b>1513055 · Miscellaneous</b>							
	Bill	07/08/2025	251474	Alphagraphics Tampa Print	Reference: Mailings.	804.26	
Total 1513055 · Miscellaneous						804.26	0.00
<b>1513085 · Legal Advertising</b>							
	Bill	07/31/2025	0007249067	Gannett Florida LocalIQ	Reference: Legal Advertising.	640.48	
Total 1513085 · Legal Advertising						640.48	0.00
<b>1514010 · Legal Services</b>							
	Bill	07/16/2025	3596468	Kutak Rock LLP	Reference: Professional legal services rendered.	1,274.00	
	Bill	07/16/2025	3596564	Kutak Rock LLP	Reference: General Counsel June 25.	1,640.49	
Total 1514010 · Legal Services						2,914.49	0.00

# Parkland Preserve CDD GL Detail FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
1514020 · Website Hosting & Management							
	Bill	07/01/2025	427215	Vesta District Services	Reference: Management Fees July 25.	68.00	
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
Total 1514020 · Website Hosting & Management						253.00	0.00
Total 1100000 · Administrative						8,588.48	0.00
1160000 · Physical Environment							
1513012 · Field Manager							
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.	2,490.50	
Total 1513012 · Field Manager						2,490.50	0.00
1513013 · Remote Security							
	Bill	07/01/2025	426903	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring.	279.85	
	Bill	07/12/2025	2543628	DoorKing, Inc.	Reference: 6/12/25 - 7/11/25.	69.95	
	Bill	07/20/2025	250701170101	Contact One	Reference: 08/01/2025 - 08/31/2025.	166.00	
Total 1513013 · Remote Security						515.80	0.00
1513019 · Gate Management							
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.	105.00	
Total 1513019 · Gate Management						105.00	0.00
1513046 · Electricity - Fountain							
	Bill	07/14/2025	00268-43268 7/25	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2025 to Jul 14, 2025	55.10	
	Bill	07/14/2025	51433-49560 7/25	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2025 to Jul 14, 2025	482.46	
Total 1513046 · Electricity - Fountain						537.56	0.00
1513052 · Electricity(Streetlights)							
	Bill	07/07/2025	12378-76105 7/25	Florida Power & Light	100 Parkland Trail - Jun 5, 2025 to Jul 7, 2025	814.86	
	Bill	07/14/2025	80159-46489 7/25	Florida Power & Light	100 PARKLAND TRL Jun 12, 2025 to Jul 14, 2025	944.01	
	Bill	07/14/2025	07380-54261 7/25	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2025 to Jul 14, 2025	33.39	
Total 1513052 · Electricity(Streetlights)						1,792.26	0.00
1530000 · Water (County)							
	Bill	07/19/2025	576585-139614 7/25	St. Johns County Utility Department	835 Parkland Trl - 6/18/25 - 7/19/25	761.88	
Total 1530000 · Water (County)						761.88	0.00
1530010 · Landscaping Maintenance							
	Bill	07/22/2025	63614	Green Earth Pest Control & Lawn Maint	Reference: Landscape Management & pest control.	4,600.00	
Total 1530010 · Landscaping Maintenance						4,600.00	0.00
1530020 · Landscape Replenishment							
	Bill	07/01/2025	63517	Green Earth Pest Control & Lawn Maint	Reference: Installation of Annuals.	437.50	
Total 1530020 · Landscape Replenishment						437.50	0.00
1530030 · Irrigation Maintenance							
	Bill	07/08/2025	63525	Green Earth Pest Control & Lawn Maint	Reference: Irrigation Repairs.	75.00	
Total 1530030 · Irrigation Maintenance						75.00	0.00
1541020 · Env. Mitigation & Pond Maint							
	Bill	07/01/2025	53614	Charles Aquatics, Inc	Reference: Monthly Aquatic Management Services July 25.	1,025.00	
Total 1541020 · Env. Mitigation & Pond Maint						1,025.00	0.00
1541035 · Field Contingency							
	Bill	07/31/2025	9331859572	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1541035 · Field Contingency						154.00	0.00
1546033 · Gate Repair							
	Bill	07/18/2025	4403	Integrated Access Solutions LLC	Reference: 08/01/2025 - 08/31/2025.	750.47	
Total 1546033 · Gate Repair						750.47	0.00
1573015 · Amenity & Community Maint & Rep							
	Bill	07/21/2025	1153413894	Conserva Irrigation of NEFL	Reference: Commercial Repair.	150.00	
	Bill	07/29/2025	4460	Integrated Access Solutions LLC	Reference: Monthly PM July 25.	125.00	
Total 1573015 · Amenity & Community Maint & Rep						275.00	0.00
Total 1160000 · Physical Environment						13,519.97	0.00
1180000 · Amenity Center Operations							
1541050 · Pool Service Contract							

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.	2,154.42	
Total 1541050 · Pool Service Contract						2,154.42	0.00
<b>1541052 · Pool Maintenance &amp; Repair</b>							
	Bill	07/03/2025	7121882	Hawkins Inc.	Reference: Pool Chemicals.	1,112.00	
Total 1541052 · Pool Maintenance & Repair						1,112.00	0.00
<b>1541056 · Amenity Ctr Cleaning &amp; Maint</b>							
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.	878.42	
Total 1541056 · Amenity Ctr Cleaning & Maint						878.42	0.00
<b>1541058 · Amenity Management</b>							
	Bill	07/01/2025	427284	Vesta Property Services Inc	Reference: Amenity Management.	2,347.83	
Total 1541058 · Amenity Management						2,347.83	0.00
<b>1541091 · Amenity Ctr Internet</b>							
	Bill	07/01/2025	309264701 7/25	AT&T	Internet 7/2/25 - 8/1/25	192.60	
Total 1541091 · Amenity Ctr Internet						192.60	0.00
<b>1542060 · Amenity Cnter Pest Control</b>							
	Bill	07/24/2025	279252626	Orkin	Pest Control.	145.00	
Total 1542060 · Amenity Cnter Pest Control						145.00	0.00
<b>1546035 · Refuse Service</b>							
	Bill	07/01/2025	0000441701	Waste Pro - Palm Coast	Solid waste service	142.30	
Total 1546035 · Refuse Service						142.30	0.00
Total 1180000 · Amenity Center Operations						6,972.57	0.00
						<b>137,173.22</b>	<b>137,173.22</b>

# EXHIBIT 5

Integrated Access Solutions, LLC  
2227 Crystal Cove Dr.  
Green Cove Springs, FL  
32043-9604 USA  
Service@iasnfl.com



## Estimate

### ADDRESS

Parkland Preserve

ESTIMATE # 2432

DATE 08/15/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/13/2025	<b>Technicians Notes</b>	-DKI Surge protector installation successful Cell board not being able to receive data, Signal LED is Red and not cycling power as it's supposed to. New DKS Cell board is required warranty on board expired April of 2024.	1	0.00	0.00T
	<b>Door King Cellular Unit</b>		1	1,494.68	1,494.68T
	<b>Labor</b>	Installation and programming of new cellular unit	2	170.00	340.00T

Contact Integrated Access Solutions, LLC to pay.  
Estimate is valid for 30 days from date of estimate.

SUBTOTAL	1,834.68
TAX	0.00
<b>TOTAL</b>	<b>\$1,834.68</b>

IAS shall retain a security interest in all goods and materials until same has been paid in full. Buyer/owner agrees to pay all collection and attorney fees, as well as a 1.5% per month service charge on all past due amounts. All terms and scope of work for this contract are contained herein.

Workmanship warranty is one year from install date.

Manufacturer warranties are per manufacturer.

Payment terms will be 50% down and 50% upon completion of job.

Accepted By

Accepted Date

# EXHIBIT 6

## **RESOLUTION 2025-12**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives for each fiscal year; and

**WHEREAS**, the District Manager has prepared goals, objectives, and performance measures and standards for FY 2025/2026 and presented them to the Board of Supervisors (the “Board”) of the District; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby adopts the goals, objectives and performance measures and standards for FY 2025/2026 as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED** this 25<sup>st</sup> day of August, 2025.

**ATTEST:**

**PARKLAND PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

## **Exhibit A**

## **EXHIBIT A**

### **Parkland Preserve Community Development District Performance Measures/Standards and Annual Reporting Form 10/1/2025-9/30/2026**

#### **Community Engagement**

1. Goal: Hold at least 9 Board of Supervisors Meetings in Fiscal Year 2026 to discuss issues of concern to the District's residents.

- Measurement: Whether the Board meets at least nine times during Fiscal Year 2026.

Achieved: Yes \_\_\_\_; No \_\_\_\_

2. Goal: Update revised amenity policies to better meet the needs of the community by the end of Fiscal Year 2026.

- Measurement: Whether the board has adopted revised amenity rules on or before September 30, 2027.

Achieved: Yes \_\_\_\_; No \_\_\_\_

#### **Access to Records Compliance**

3. Goal: Ensure that meeting minutes and other public records are available and accessible to the public

- Measurement: District staff will review District's website at least once every 6 months to verify that documents or links are provided on the District's website

Achieved: Yes \_\_\_\_; No \_\_\_\_

#### **Maintenance of District Improvements**

4. Goal: District Manager or Field Manager conducts one site visit each month

- Measurement: Whether the District Manager or Field Manager conducts at least one site visit during every month of FY 2026 (12 site visits during the year)

Achieved: Yes \_\_\_\_; No \_\_\_\_

5. Goal: District Engineer conducts an annual inspection of the infrastructure owned by the District

- Measurement: Whether the District Engineer submits an inspection report by September 30, 2026.

Achieved: Yes \_\_\_\_\_; No \_\_\_\_\_

### **Financial Transparency**

6. Goal: Approve the preliminary budget for FY 2027 by June 15, 2026, and adopt the final budget by August 30, 2026

- Measurement: Preliminary budget adopted on June 15, 2026, or earlier; final budget adopted on August 30, 2026, or earlier.

Achieved: Yes \_\_\_\_\_; No \_\_\_\_\_

7. Goal: Accept the annual audit for the FY 2025 by June 15, 2026

- Measurement: Whether the Board approves a motion to accept the annual audit before June 15, 2026

Achieved: Yes \_\_\_\_\_; No \_\_\_\_\_