



***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
January 26, 2026***

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, January 26, 2026, 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, January 26, 2026

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 Reports (October 31, November 21, December 9) [Exhibit 2](#)
- C. GreenEarth Landscaping

V. Staff Reports

- A. District Manager
 - Completion of FY 2025 Goals and Objectives [Exhibit 3](#)
 - Meeting Matrix [Exhibit 4](#)

- Quorum Check: February 23, 2026 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

- Discussion of **Resolution 2018-21**, Disbursement of Funds

[Exhibit 5](#)

C. District Engineer

VI. Supervisors Requests

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 27, 2025 [Exhibit 6](#)
- B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held December 8, 2025 [Exhibit 7](#)
- C. Consideration for Acceptance – The October 2025 Unaudited Financial Report [Exhibit 8](#)
- D. Consideration for Acceptance – The November 2025 Unaudited Financial Report [Exhibit 9](#)
- E. Consideration for Acceptance – The December 2025 Unaudited Financial Report [Exhibit 10](#)
- F. Ratification of Integrated Access Solutions Estimate #2702 - Barcode Scanner Installation - \$4,305.00 [Exhibit 11](#)

VIII. Business Matters

- A. Presentation and Acceptance of LLS Tax Solutions 2025 Arbitrage Report – Bond Series 2019A & 2019B [Exhibit 12](#)
- B. Consideration and Approval of LLS Tax Solutions Proposal for Arbitrage Services through FY 2027 - \$650.00 per year [Exhibit 13](#)
- C. Consideration and Approval of GreenEarth Irrigation Repair on Dovetail Proposal - \$1,280.00 [Exhibit 14](#)

D. Consideration of Drainage Depression Proposals

- D Armstrong Contracting LLC - \$4,950.00 [Exhibit 15](#)
- G&B Underground Utilities LLC - \$25,750.00 [Exhibit 16](#)
- Dirtworks - \$18,760.91 [Exhibit 17](#)

E. Consideration of Landscape Services Proposals

- Yardenique [Exhibit 18](#)
- GreenEarth [Exhibit 19](#)
- Bland Landscaping Co. [Exhibit 20](#)

F. Amenity Rules Public Hearing

- Open the Public Hearing
- Presentation of Revised Amenity Rules [Exhibit 21](#)
- Public Comments
- Close the Public Hearing

G. Consideration and Adoption of **Resolution 2026-03**, Adopting Revised Amenity Rules

[Exhibit 22](#)

IX. Discussion Topics

- A. Gate Opening During The Day – Chair Myslicki
- B. CDD Sidewalk Cleaning – Chair Myslicki
- C. Staff Spending Amount – Vice Chair Olson

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

XI. Adjournment

EXHIBIT 1

Parkland Preserve

COMMUNITY DEVELOPMENT DISTRICT

Amenity Manager's Report



**Prepared For The
Parkland Preserve CDD
November/December 2025
January 2026**

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

AMENITY UPDATES

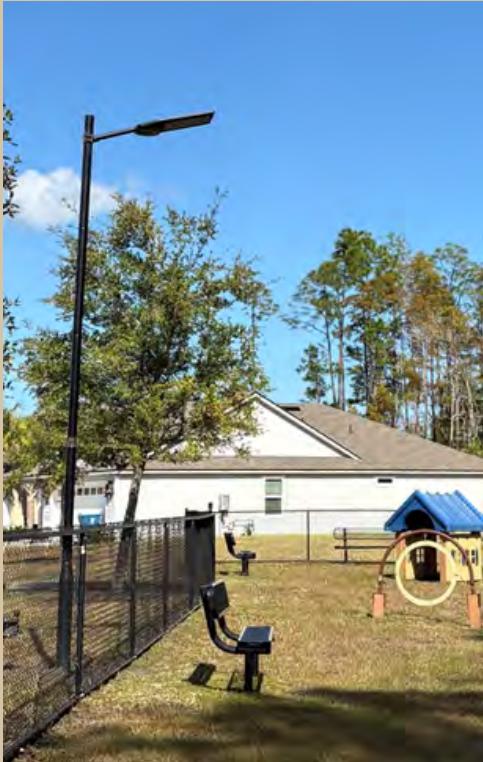
This management report covers the months of November and December 2025, as well as January 2026.

During the holiday break, Maintenance addressed issues with the community gate system. The gate was restored to proper working order after it was determined that a cracked mirror within the scanner was preventing access stickers from being read correctly for resident entry.

Board Members expressed concerns to management regarding the thermostat temperature settings in both the Amenity Center and the Fitness Center. Thermostat lock boxes have been purchased; however, they are currently not locked. In order to effectively monitor and control temperature settings, the boxes will need to be locked, with keys distributed to staff and Board Members as appropriate.

Additionally, during the break, Maintenance relocated one of the solar lights to the dog park. A photo of this work will be provided on the following page. Maintenance also restriped the parking lot, and a handicap parking stencil has been ordered. Once received, the designated handicap parking area will be painted accordingly.

All community events held throughout the holiday period proceeded smoothly, with no reported issues or concerns. Management requests Board direction regarding whether and when to move forward with scheduling food trucks for the Amenity Center parking lot.



Solar Light at Dog Park



Parking Lot Restriping



Handicap Parking Spot to be Repainted

HOMEOWNER CONCERNS

- Pressure washing of the sidewalks in the common areas.
- Possibly installing a better light fixture at the gatecode box.

EXHIBIT 2



6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: Oct 31, 2025

Biologist: Mike Liddell

Client: Parkland Preserve

Waterways: 6 ponds

Pond 1: Only minor vegetation around pond, no algae noticed.



Pond 2: No algae noticed. Patches of planted pickerel weed and minor torpedo grass around pond.



Pond 3: Treatment for torpedo grass is needed, access through easement was too wet for truck/boat access (sprinklers saturate yard, would leave ruts). Went back the following week in afternoon when yard would be drier, wind gusts were too high to spray.



Pond 4: Treated algae around pond edge.



Pond 5: Pond in good condition, water level was high from rain.



Pond 6: Treated perimeter vegetation.





6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: Nov 21, 2025

Biologist: Mike Liddell

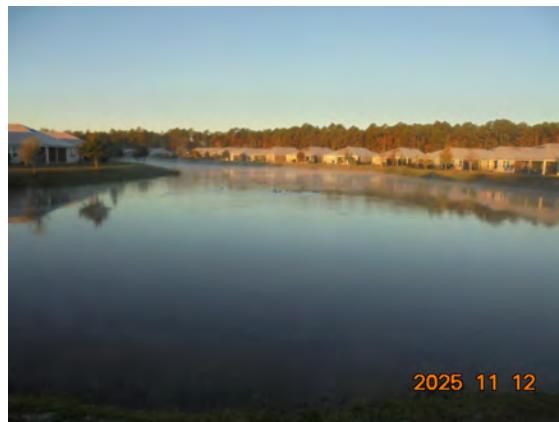
Client: Parkland Preserve

Waterways: 6 ponds

Pond 1: Only minor vegetation around pond, no algae noticed.



Pond 2: No algae noticed. Patches of planted pickerel weed and minor torpedo grass around pond.



Pond 3: Treated all perimeter vegetation.

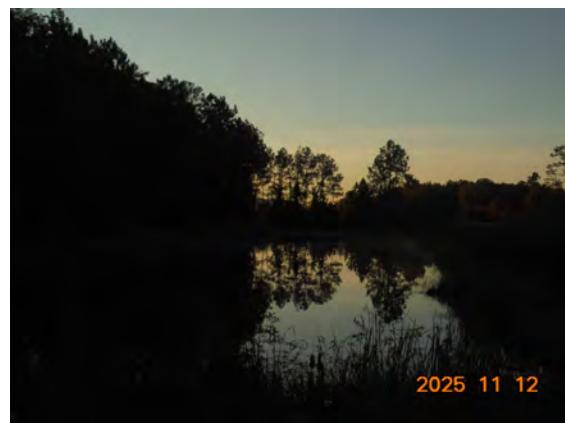


Pond 4: Treated algae around pond edge.

Pond 5: Pond in good condition.



Pond 6: Vegetation is decaying around pond edge.





6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: Dec 9, 2025

Biologist: Mike Liddell

Client: Parkland Preserve

Waterways: 6 ponds

Pond 1: Only minor vegetation around pond, no algae noticed.



Pond 2: No algae noticed. Patches of planted pickerel weed and minor torpedo grass around pond.



Pond 3: All vegetation around pond is dead and decaying.



Pond 4: Removed trash from water, no algae noticed.



Pond 5: Pond in good condition.



Pond 6: Vegetation is decaying around pond edge.



EXHIBIT 3

Parkland Preserve

COMMUNITY DEVELOPMENT DISTRICT

Community Engagement

1. Goal: Hold at least 6 Board of Supervisors Meetings in Fiscal Year 2025 to discuss issues of concern to the District's residents.

- Measurement: Whether the Board meets at least six times during Fiscal Year 2025.

Achieved Not Achieved

2. Goal: Update revised amenity policies to better meet the needs of the community by the end of Fiscal Year 2025.

- Measurement: Whether the board has adopted revised amenity rules on or before September 30, 2025.

Achieved Not Achieved

Maintenance of District Improvements

3. 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 2025 (12 site visits during the year)

Achieved Not Achieved

4. 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, 2025.

Achieved Not Achieved

5. Goal: To retain a firm to conduct a reserve study and establish a reserve fund.

- Measurement: Whether the Board has established a reserve fund in the fiscal year 2026 adopted budget.

Achieved Not Achieved

Financial Transparency

6. Goal: Approve the preliminary budget for FY 2026 by June 15, 2025 and adopt the final budget by September 30, 2025

- Measurement: Preliminary budget adopted on June 15, 2025 or earlier; final budget adopted on September 30, 2025 or earlier.

Achieved Not Achieved

7. Goal: Accept the annual audit for the FY 2024 by June 15, 2025

- Measurement: Whether the Board approves a motion to accept the annual audit before June 15, 2025

Achieved Not Achieved

EXHIBIT 4

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<p><i>January 26, 2026</i></p>	<p><i>Next Regular Meeting: 02/23</i></p>	<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">◦ 10/27/2025 Regular Meeting◦ 12/08/2025 Workshop• Unaudited Financials<ul style="list-style-type: none">◦ November 2025◦ December 2025◦ January 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none">• Depression Proposals• Irrigation Repair• Landscape RFP <p><i>Discussions</i></p> <ul style="list-style-type: none">• Sidewalk Cleaning – Chair• Staff Spending Limit – VC• Gate Opening - Chair <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager<ul style="list-style-type: none">◦ Meeting Matrix◦ FY 2025 Goals and Objectives• District Counsel<ul style="list-style-type: none">◦ TBD• District Engineer

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

February 23, 2026	<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">◦ 1/26/2026 Regular Meeting• Unaudited Financials<ul style="list-style-type: none">◦ January 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none">• TBD <p><i>Discussions</i></p> <ul style="list-style-type: none">• FY2026 Budget <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">◦ TBD• District Engineer<ul style="list-style-type: none">◦ TBD◦ Amenity Manager	
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<i>March 23, 2026</i>	<i>Next Regular Meeting</i> 4/27	<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">◦ 02/23/2026 Regular Meeting• Unaudited Financials<ul style="list-style-type: none">◦ February 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none">• TBD <p><i>Discussions</i></p> <ul style="list-style-type: none">• TBD <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">◦ TBD• District Engineer• Amenity Manager	

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

April 27, 2026	<p><i>Regular Meeting: 06/22</i></p> <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">◦ 3/23/2026 Regular Meeting• Unaudited Financials<ul style="list-style-type: none">◦ January 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none">• TBD <p><i>Discussions</i></p> <ul style="list-style-type: none">• TBD <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">◦ TBD• District Engineer• Amenity Manager.	
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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 11/1/2026
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	Expires 11/04/25
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 5

RESOLUTION 2018-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKLAND
PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING
THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN
CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE
BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF
FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES
WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS;
PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING
FOR AN EFFECTIVE DATE**

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, quarterly or other meeting dates not on a monthly basis, or may cancel scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

1. CONTINUING EXPENSES. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board.
2. The invoice must be pursuant to a contract or agreement authorized by the Board.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

2. NON-CONTINUING EXPENSES. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

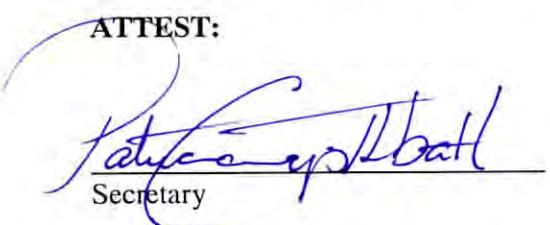
- Non-Continuing Expenses Not Exceeding \$5,000 - with approval of the District Manager;
- Non-Continuing Expenses Exceeding \$5,000 - with approval of the District Manager and Chairman of the Board.

3. BOARD RATIFICATION. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

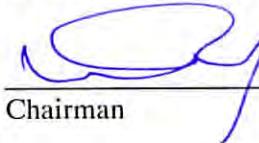
4. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16th DAY OF April, 2018.

ATTEST:


Secretary

PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT


Chairman

BOND FINANCING TEAM FUNDING AGREEMENT

THIS BOND FINANCING TEAM FUNDING AGREEMENT ("Agreement") is made and entered into this 16th day of April, 2018, by and between:

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida ("District"), and

NGMB PROPERTIES, LLC, a Florida limited liability company and a landowner in the District with a mailing address of 1478 Riverplace Boulevard, Suite 1808, Jacksonville, Florida 32207 ("Developer").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District presently expects to access the public bond market to provide for the financing of certain capital improvements, facilities, and services to benefit the lands within the District; and

WHEREAS, the District and the Developer desire to enter into this Agreement to provide funds to enable the District to commence its financing program.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to proceed with the issuance of bonds or other indebtedness to fund the District's improvements, facilities and services.

A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including the District Engineer, District Manager, and District Counsel to proceed with the work contemplated by this Agreement, and to retain a Bond Counsel and Financial Advisor and other professional assistance as may be necessary to proceed with the work contemplated by this Agreement.

B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District's Engineer, Counsel, Financial Advisor or

other professionals, for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

C. The District agrees to provide to Developer, on a monthly basis, copies of all invoices, requisitions, or other bills for which payment is to be made from the funds provided by Developer. The District agrees to provide to Developer, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made, and funds remaining on deposit with the District.

D. Developer agrees to provide funds within fifteen (15) days of receipt of written notification from the District Manager of the need for such funds.

E. In the event that Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.

2. TERMINATION. Developer and District agree that Developer may terminate this Agreement without cause by providing ten (10) days written notice of termination to the District. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received. Developer and the District agree that the District may terminate this Agreement due to a failure of Developer to provide funds in accordance with Section 1 of this Agreement, by providing ten (10) days written notice of termination to Developer; provided, however, that the Developer shall be provided a reasonable opportunity to cure any such failure.

3. CAPITALIZATION. The parties agree that all funds provided by Developer pursuant to this Agreement may be reimbursable from proceeds of District financing for capital improvements, and that within forty-five (45) days of receipt of the proceeds by the District of bonds or notes for the District's capital projects, the District shall reimburse Developer in full, exclusive of interest, for these advances; provided, however, that in the event Bond Counsel determines that any such monies are not properly reimbursable, such funds shall be deemed paid in lieu of taxes or assessments. In the event that District bonds are not issued within five (5) years of the date of this Agreement, all funds provided by Developer pursuant to this Agreement shall be deemed paid in lieu of taxes or assessments.

4. DEFAULT. A default by either party 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.

5. ENFORCEMENT OF AGREEMENT. In the event that either party 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 attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

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

9. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Parkland Preserve Community Development District
DPFG Management & Consulting, LLC
250 International Parkway Ste. 280
Lake Mary FL 32746
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Jere L. Earlywine

B. If to Developer: NGMB Properties, LLC
1478 Riverplace Boulevard, Suite 1808
Jacksonville, Florida 32207
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. 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 parties may deliver Notice on behalf of the parties. 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.

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

11. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

12. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.

14. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**



Chairman, Board of Supervisors

NGMB PROPERTIES, LLC

By: _____
Its: _____

EXHIBIT 6

**MINUTES OF MEETING
PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community Development District was held on Monday, October 27, 2025 at 4:30 p.m. at Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Alfred Myslicki	Board Supervisor, Chairman
Clare Olson	Board Supervisor, Vice Chairwoman
Kimberly Inman (<i>via phone</i>)	Board Supervisor, Assistant Secretary
James Mack (<i>via phone</i>)	Board Supervisor, Assistant Secretary
Dave Gurrie	Board Supervisor, Assistant Secretary

Also present were:

Dana Harden	District Manager, Vesta District Services
Jarrod Vaughn	Vesta Property Services
Ken Thomas	Vesta Property Services
Ron Zastrocky	Vesta Property Services
Bennett Davenport	District Counsel, Kutak Rock
Chris Reuther	District Engineer, Kimley-Horn

The following is a summary of the discussions and actions taken at the October 27, 2025 Parkland Preserve CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

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

THIRD ORDER OF BUSINESS – 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.

An audience member asked whether the sprinkler cycle could be adjusted to focus on CDD property, as they were currently hitting newly installed trees by her private property.

FOURTH ORDER OF BUSINESS – Vendor Reports

A. Exhibit 1: Vesta Property Services Amenity Manager Report

Mr. Vaughn presented the report, and in response to a question from the Board, confirmed that four door stoppers had been installed.

42 B. Exhibit 2: Charles Aquatics Service Report (dated September 29)

43 C. GreenEarth Landscaping

44 ➤ Exhibit 3: Consideration of GreenEarth Contract for FY 2025-2026 (effective November
45 4, 2025)

46 A representative from GreenEarth was not present to discuss the proposed contract with
47 the Board.

48 Mr. Davenport advised that the proposed contract renewal involved a standard price
49 increase, and that his understanding was that this did not include any change in the scope
50 of services rendered. Discussion ensued regarding the increase, the quality of work being
51 performed by GreenEarth in the common areas and on irrigation, the benefits and
52 drawbacks to having the same landscaping company handling the CDD and HOA sides,
53 and whether working rates of other landscapers would be comparable. In response to
54 comments about going out for an RFP, Mr. Davenport advised that a formal RFP process
55 would involve certain costs associated with publications of legal notices, but that an
56 informal RFP package with the form of contract and maintenance map could be put
57 together.

58 Ms. Harden asked the Board to indicate their preference on how to proceed. Ms. Olson,
59 Ms. Inman, Mr. Gurrie, and Mr. Mack expressed support for the informal RFP package for
60 landscaping services, and Mr. Myslicki expressed opposition.

61 Ms. Harden stated that the informal RFP package would be put together, and Mr. Gurrie
62 was designated as the Supervisor with the authority to give final approval on the proposed
63 criteria and instructions.

64 **FIFTH ORDER OF BUSINESS – Staff Reports**

65 A. District Manager

66 Ms. Harden reported that the dog park work had been completed, which the Chair commented
67 positively on.

68 ➤ Exhibit 4: Meeting Matrix

69 ➤ Quorum Check: January 26, 2026, at 4:30 p.m.

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

72 ➤ Reminder for 5-Year Plan Workshop Meeting Scheduled for December 8, 2025

73 B. District Counsel

74 Mr. Davenport gave an update on the dispute with Jr. Davis, noting that preliminary findings had
75 been discussed with the engineering expert following the site inspection, and that he could go over
76 these findings with individual Board members following the meeting.

77 C. District Engineer

78 Mr. Reuther noted that the concept for adding ADA spots by the center island area would involve
79 cutting a sidewalk through the center island, but that this would require the removal of a palm tree
80 that was part of the County's planting plan. Mr. Reuther explained that moving forward with this
81 concept would thus require a formal permitting process with the County, and suggested instead to
82 consider restriping the lot and designating some spaces for mobility access, which was not a

83 specific designation enforceable by law but would be a less complex solution for the parking area
84 that could avoid curb work, permitting, and any additional engineering fees. Ms. Harden clarified
85 that this would be more of an honor system measure, and that the new striping could make the
86 specific designated spaces wider than the other spaces in the lot. The Board commented in favor of
87 the mobility access designation for parking spaces.

88 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

89 Mr. Myslicki requested for the CDD to acquire signage to install by the gate and clubhouse that
90 could inform the community of when the next CDD meeting was scheduled, citing the example of
91 similar signage with the HOA. Comments were heard by Board members expressing both support
92 for efforts to increase community involvement and participation at regular meetings, as well as
93 concerns about spending funds on signage that may be redundant with CDD meeting notices
94 already being sent via email.

95 On a MOTION by Mr. Myslicki, SECONDED by Mr. Gurrie, with Mr. Myslicki, Ms. Olson, and Mr.
96 Gurrie voting “AYE”, and Mr. Mack and Ms. Inman voting “NAY”, the Board approved acquiring signage
97 for installation by the gates and the clubhouse to provide notice for regular meetings of the Parkland
98 Preserve Community Development District.

99 Following the motion, Mr. Myslicki offered to personally put up the signs the morning before each
100 meeting and take down the signs following each meeting.

101 Mr. Myslicki also relayed comments from residents complaining about amenity center flooring
102 being unclean and requested that Mr. Zastrocky ensure that staff was properly cleaning the floor.

103 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

- 104 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular
105 Meeting Held September 22, 2025
- 106 B. Exhibit 6: Consideration for Acceptance – The September 2025 Unaudited Financial Report
- 107 C. Exhibit 7: Ratification of Hallco Heating & Air AC Repair for Evaporator Coil and Drain Pan
108 Invoice - \$1,440.00

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

111 **EIGHTH ORDER OF BUSINESS – Business Matters**

- 112 A. Exhibit 8: Consideration & Adoption of **Resolution 2026-01**, General Election

113 Mr. Davenport explained that general elections were conducted through a different process than
114 the landowner elections that Parkland Preserve CDD had undergone for its Board in previous years,
115 and was more akin to the standard elections for public office throughout the state of Florida. Mr.
116 Davenport advised that the elections would be handled by the Supervisor of Elections for St. Johns
117 County rather than the District itself, and that the seats up for election in 2026 were Seats #1 and
118 #2.

119 On a MOTION by Ms. Olson, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board adopted
120 **Resolution 2026-01**, setting a General Election for the Parkland Preserve Community Development
121 District.

122 B. Exhibit 9: Consideration & Adoption of **Resolution 2026-02**, Setting a Public Hearing on Revised
123 Amenity Rules

124 Mr. Davenport advised that a public hearing was required as part of the F.S. Chapter 120
125 rulemaking process because of the imposition of new fees associated with gate access cards on the
126 amenity rule revisions, and that this Resolution would set the public hearing to take place with the
127 January 2026 regular meeting.

128 On a MOTION by Mr. Myslicki, SECONDED by Mr. Gurrie, WITH ALL IN FAVOR, the Board adopted
129 **Resolution 2026-02**, Setting a Public Hearing on Revised Amenity Rules for January 26, 2026, for the
130 Parkland Preserve Community Development District.

131 **NINTH ORDER OF BUSINESS – Discussion Topics**

132 A. Vice Chair Olson – Entry Walk Gates

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

135 An audience member commented negatively on the condition of landscape by her property on
136 Parkland Trail by Pond 3, indicating that the area was all brown dirt with no irrigation to support
137 plant growth, and that the conditions had been this way for at least four years. Mr. Davenport
138 advised that the informal RFP package for landscaping would include a maintenance map so that
139 the area scope would be clearly defined and understood by anyone submitting a bid.

140 An audience member questioned what methodology was being used to determine the extent of
141 mobility assisted parking needed at the parking lot, and suggested that the CDD conduct a
142 community survey to have hard data to base the restriping plans on. The audience member
143 additionally urged the Board to focus on the quality of work for landscape RFP bidders, noting
144 boots-on-the-ground evaluation of workmanship done by the HOA, rather than placing too much
145 weight on the lowest bidder. Comments were made clarifying that the CDD was still currently in
146 compliance with the required number of ADA parking spots for the lot.

147 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

150 On a MOTION by Mr. Gurrie, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board adjourned
151 the meeting at 5:25 p.m. for the Parkland Preserve Community Development District.

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

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

157

Signature

Printed Name

158 **Title:** **Secretary** **Assistant Secretary**

Signature

Printed Name

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

EXHIBIT 7

**MINUTES OF MEETING
PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Workshop Meeting of the Board of Supervisors of the Parkland Preserve Community Development District was held on Monday, December 8, 2025 at 1:32 p.m. at Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.

FIRST ORDER OF BUSINESS – Roll Call

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

Present were:

Alfred Myslicki	Board Supervisor, Chairman
Clare Olson (<i>joined in progress</i>)	Board Supervisor, Vice Chairwoman
Kimberly Inman (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
Dave Gurrie	Board Supervisor, Assistant Secretary
Dana Harden	District Manager, Vesta District Services

The following is a summary of the discussions at the December 8, 2025 Parkland Preserve CDD Board of Supervisors Workshop Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

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

THIRD ORDER OF BUSINESS – 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.

Audience comments were heard regarding potentially installing solar-powered lighting on the bocce ball courts, power outlets on the wall by the Clubhouse bathrooms, lighting on the keypad at the entrance gate, and cleaning up the sidewalks of the community.

(Ms. Inman joined the meeting at 1:36 p.m.)

(Ms. Olson joined the meeting at 1:39 p.m.)

FOURTH ORDER OF BUSINESS – Discussion Topics

A. Discussion of the 5-Year Plan

The Board discussed the 5-year plan for Parkland Preserve CDD, going through year by year.

For Year 1 of the plan, the Board and District staff discussed identifying an installation location for a bicycle rack, as well as potentially installing a shade structure over the pool area and accommodating for horseshoes.

For Year 2 of the plan, the Board and District staff discussed resurfacing work for the two remaining pickleball courts.

41 For Year 5 of the plan, the Board and District staff discussed replacing the furniture for the amenity
42 center and the end-of-life replacement for the current pool pump.

43 ➤ Exhibit 1: Parkland Preserve CDD Reserve Study

44 B. Exhibit 2: Discussion of Integrated Access Solutions Barcode Scanner Replacement

45 ➤ Exhibit 3: Correspondence with IAS and District Staff

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

48 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

49 **SEVENTH ORDER OF BUSINESS – Adjournment**

50 Ms. Harden asked for final questions, comments, or corrections before adjourning the meeting.
51 There being none, the meeting was adjourned.

52 **Workshop meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
53 noticed meeting held on _____.**

54

Signature

Signature

Printed Name

Printed Name

55 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 8

Parkland Preserve
Community Development District

Financial Statements
unaudited

Period Ending
October 31, 2025



Parkland Preserve CDD

Balance Sheet

October 31, 2025

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
1 Assets:				
2 Cash	\$ 216,762	-	478	\$ 217,240
3 Cash Sweep	\$ -	-	-	\$ -
4 General Sub-account	-	-	-	-
5 Revenue	-	393,124	-	393,124
6 Sinking Fund	-	138	-	138
7 Capitalized Interest	-	-	-	-
8 Debt Service Reserve	-	766,100	-	766,100
9 Interest Account	-	263,775	-	263,775
10 Prepayment Account	-	4	-	4
11 Bond Redemption	-	-	-	-
12 Acquisition & Construction	-	-	-	-
13 Accounts Receivable	-	-	-	-
14 On-Roll Assessments Receivable	689,500	711,963	-	1,401,463
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	7,685	-	7,685
18 Prepaid	-	-	-	-
19 Deposits	3,900	-	-	3,900
20 Total Assets	\$ 910,162	2,142,790	478	\$ 3,053,430
21 Liabilities:				
22 Accounts Payable	5,002	-	-	5,002
23 Due to Other Funds	7,685	-	-	7,685
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	689,500	711,963	-	1,401,463
26 Retainage Payable	-	-	-	-
27 Total Liabilities	\$ 702,188	711,963	-	\$ 1,414,150
28 Fund Balance:				
29 Non-Spendable:				
30 Deposits & Prepaid	3,900	-	-	3,900
31 Restricted for:				
32 Debt Service	-	1,430,827	-	1,430,827
33 Capital Projects	-	-	478	478
34 Unassigned	204,074	-	-	204,074
35 Total Fund Balance	\$ 207,974	1,430,827	478	\$ 1,639,279
36 Total Liabilities & Fund Balance	\$ 910,162	2,142,790	478	\$ 3,053,430

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 689,500	\$ -	\$ -	\$ (689,500)	0.00%
3 Excess Assessments	-	-	-	-	0.00%
4 Miscellaneous Revenue	-	250	250	250	950.00%
5 Interest	-	66	66	66	0.00%
6 Total Revenue	689,500	316	316	(689,184)	0.05%
7 Expenditures:					
8 General Administrative:					
9 Supervisors Compensation	10,000	800	800	(9,200)	8.00%
10 Management Consulting Services	38,000	3,167	3,167	(34,833)	8.33%
11 Administrative Services	2,087	174	174	(1,913)	8.33%
12 Auditing Services	3,250	-	-	(3,250)	0.00%
13 Regulatory Permit Fees	175	175	175	-	100.00%
14 Legal Advertisements	1,000	92	92	(908)	9.18%
15 Engineering Services	40,000	-	-	(40,000)	0.00%
16 Legal Services	70,000	-	-	(70,000)	0.00%
17 Website Hosting	2,316	1,768	1,768	(548)	76.34%
18 Total General Administrative	166,828	6,175	6,175	(160,653)	3.70%
19 Insurance:					
20 Property, General Liability, Prof.	28,051	26,354	26,354	(1,697)	93.95%
21 Total Insurance	28,051	26,354	26,354	(1,697)	93.95%
22 Debt Administration:					
23 Dissemination Agent	8,800	8,800	8,800	-	100.00%
24 Trustee Fees	6,400	4,267	4,267	(2,133)	66.67%
25 Arbitrage	1,300	-	-	(1,300)	0.00%
26 Total Debt Administration	16,500	13,067	13,067	(3,433)	79.19%
27 Physical Environment:					
28 Field Manager	30,633	2,553	2,553	(28,080)	8.33%
29 Electricity (Irrigation & Pond Pumps)	6,238	532	532	(5,706)	8.52%
30 Streetpole Lighting	23,039	2,147	2,147	(20,892)	9.32%
31 Water (County)	6,840	370	370	(6,470)	5.41%
32 Landscaping Maintenance	65,000	5,658	5,658	(59,343)	8.70%
33 Landscape Replenishment	6,064	-	-	(6,064)	0.00%
34 Irrigation Maintenance	5,513	-	-	(5,513)	0.00%
35 Stormwater Drainage/Stormwater Bank Repair	11,000	-	-	(11,000)	0.00%
36 Environmental Mitigation & Pond Maintenance	12,540	1,025	1,025	(11,515)	8.17%
37 Remote Security	6,062	560	560	(5,502)	9.24%
38 Gate Management	1,260	105	105	(1,155)	8.33%
39 Gate Access Cards	3,200	-	-	(3,200)	0.00%
40 Receptionist/Call Boxes	4,800	-	-	(4,800)	0.00%
41 Gate Repair	6,500	-	-	(6,500)	0.00%
42 Amenity & Community Maint & Repair	29,000	4,741	4,741	(24,259)	16.35%
43 Field Contingency	62,000	154	154	(61,846)	0.25%
44 Total Physical Environment	279,689	17,844	17,844	(261,845)	6.38%
45 Amenity Center Operations:					
46 Pool Service Contract	26,500	3,904	3,904	(22,596)	14.73%
47 Pool Permit	250	-	-	(250)	0.00%
48 Amenity Management	28,878	2,407	2,407	(26,472)	8.33%
49 Amenity Website & E-Blast	500	-	-	(500)	0.00%
50 Amenity Janitorial Services	10,804	900	900	(9,904)	8.33%
51 Amenity Center Internet	5,714	342	342	(5,372)	5.99%
52 Amenity Center Pest Control	2,000	145	145	(1,855)	7.25%

53	Refuse Service	1,654	139	139	(1,515)	8.42%
54	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0.00%
55	Total Amenity Center Operations	98,432	7,838	7,838	(90,594)	7.96%
56	Reserves:					
57	Reserve Fund Contribution	100,000	-	-	(100,000)	0.00%
58	Total Reserves	100,000	-	-	(100,000)	0.00%
59	Total Expenditures:	689,500	71,278	71,278	(618,222)	10.34%
60	Other Financing Sources (Uses):					
61	Transfers In		-	-		
62	Transfers Out					
63	Total Other Financing Sources (Uses)		-	-		
64	Excess Revenue Over (Under) Expenditures		(70,961)	(70,961)		
65	Fund Balance - Beginning	3,744			278,935	
66	Fund Balance - Ending				\$ 207,974	

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 711,963	\$ -	\$ -	\$ (711,963)	0.00%
3 Excess Assessments	-	-	-	-	0.00%
4 Prepayment Income	-	-	-	-	0.00%
5 Interest	4,586	4,586	4,586	4,586	5457.00%
6 Total Revenue	711,963	4,586	4,586	(707,377)	0.64%
7 Expenditures:					
8 Interest Expense					
9 May 1, 2026	257,722	-	-	(257,722)	0.00%
10 November 1, 2025	253,091	-	-	(253,091)	0.00%
11 Principal Retirement					
12 May 1, 2026	195,000	-	-	(195,000)	0.00%
13 Total Expenditures:	705,813	-	-	(705,813)	0.00%
14 Other Financing Sources (Uses):					
15 Transfers In	-	-	-	-	-
16 Transfers Out	-	-	-	-	-
17 Total Other Financing Sources (Uses)	-	-	-	-	-
18 Excess Revenue Over (Under) Expenditures	6,150	4,586	4,586		
19 Fund Balance - Beginning				1,426,241	
20 Fund Balance - Ending				\$ 1,430,827	

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

	Actual	
	Year-to-Date	
1 Revenue:		
2 Bond Proceeds	\$ -	
3 Miscellaneous Revenue	- -	
4 Interest	- -	
5 Total Revenue	- -	
6 Expenditures:		
7 Funding Requests	- -	
8 Landscape Maintenance	- -	
9 Environmental Mitigation & Pond Maintenance	- -	
10 Requisition Expenses	- -	
11 Retainage Expense	- -	
12 Total Expenditures:	- -	
13		
14 Other Financing Sources (Uses):		
15 Transfers In	- -	
16 Transfers Out	- -	
17 Total Other Financing Sources (Uses)	- -	
18 Excess Revenue Over (Under) Expenditures	- -	
19 Fund Balance - Beginning	478	
20 Fund Balance - Ending	\$ 478	

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
1101000 - Cash- Operating Account							
	Transfer	10/01/2025			Funds Transfer	20.55	
	Bill Pmt -Check	10/03/2025	100620	Contact One	Invoice: 250901170101 (Reference: 10/01/2025 - 10/31/2025.)	230.50	
	Bill Pmt -Check	10/03/2025	100621	Vesta Property Services Inc	Invoice: 428621 (Reference: Amenity Management.)	8,357.91	
	Bill Pmt -Check	10/03/2025	100622	Hi-Tech System Associates, Inc.	Invoice: 431472 (Reference: Alarm Monitoring.)	279.85	
	Bill Pmt -Check	10/03/2025	100623	Charles Aquatics, Inc	Invoice: 54210 (Reference: Aquatic Management 6 ponds Oct 25.)	1,025.00	
	Bill Pmt -Check	10/03/2025	100624	Kimley Horn	Invoice: 045496000-0825 (Reference: Engineering Services.)	1,513.65	
	Bill Pmt -Check	10/03/2025	100325ACH1	Waste Pro - Palm Coast	Solid waste service	139.30	
	Transfer	10/03/2025			Funds Transfer	139.30	
	Transfer	10/06/2025			Funds Transfer	1,535.35	
	Bill Pmt -Check	10/07/2025	100625	Kutak Rock LLP	Invoice: 3637842 (Reference: General Counsel Aug 25.) Invoice: 3637843 (Reference: Jr. Davis ...	3,442.08	
	Bill Pmt -Check	10/07/2025	100626	Vesta District Services	Invoice: 428940 (Reference: Management Fees Oct 25.)	3,408.58	
	Deposit	10/08/2025			Deposit	250.00	
	Bill Pmt -Check	10/08/2025	1555	Egis Insurance and Risk Advisors	FY Insurance Policy #100125362 10/1/25 - 10/26/25	25,504.00	
	Transfer	10/08/2025			Funds Transfer	250.00	
	Transfer	10/10/2025			Funds Transfer	105.60	
	Deposit	10/10/2025			Deposit	105.60	
	Bill Pmt -Check	10/14/2025	100627	DoorKing, Inc.	Invoice: 2607274 (Reference: Security 9/12/25 - 10/11/25.)	69.95	
	Bill Pmt -Check	10/14/2025	100628	Hawkins Inc.	Invoice: 7215047 (Reference: Pool Chemicals.) Invoice: 7219298 (Reference: Pool Chemicals.)	1,179.00	
	Bill Pmt -Check	10/14/2025	100629	Vesta District Services	Invoice: 428983 (Reference: FY2026 Dissemination Agent Fee.)	8,800.00	
	Bill Pmt -Check	10/14/2025	100630	Cintas Corporation	Invoice: 9340258215 (Reference: AED AUTOMATIC AGREEMENT.)	154.00	
	Bill Pmt -Check	10/14/2025	100631	Hallco Heating & Air LLC	Invoice: 35744582 (Reference: A/C Repair.)	1,440.00	
	Transfer	10/14/2025			Funds Transfer	25,504.00	
	Transfer	10/15/2025			Funds Transfer	5,179.68	
	Transfer	10/16/2025			Funds Transfer	400.00	
	Bill Pmt -Check	10/17/2025	1556	Egis Insurance and Risk Advisors	WC100125362 Insurance Coverage 10/1/25- 10/01/26	850.00	
	Transfer	10/17/2025			Funds Transfer	1,294.65	
	Bill Pmt -Check	10/20/2025	102025ACH1	St. Johns County Utility Department	835 Parkland Trl - 8/19/25 - 9/17/25	336.20	
	Bill Pmt -Check	10/20/2025	102025ACH2	Orkin	Reference: Pest Control.	145.00	
	Bill Pmt -Check	10/21/2025	102125ACH1	Florida Power & Light	100 Parkland Trail -Sep 5, 2025 to Oct 7, 2025	724.56	
	Bill Pmt -Check	10/21/2025	102125ACH2	AT&T	Internet 9/28/25 - 10/27/25	149.80	
	Bill Pmt -Check	10/22/2025	1557	Alfred W. Myslicki, Jr.	BOS Meeting 9/22/25	200.00	
	Bill Pmt -Check	10/22/2025	1558	Clare M. Olson	BOS Meeting 9/22/25	200.00	
	Bill Pmt -Check	10/22/2025	1559	James L. Mack, Jr.	BOS Meeting 9/22/25	200.00	
	Bill Pmt -Check	10/22/2025	1560	Kimberly D. Inman	BOS Meeting 9/22/25	200.00	
	Bill Pmt -Check	10/22/2025	102225CC1	US Bank Credit Card	Various Purchases 08/28/25 - 09/29/25	1,564.19	
	Bill Pmt -Check	10/23/2025	102325ACH1	AT&T	Internet 10/2/25 - 11/1/25	192.60	
	Bill Pmt -Check	10/23/2025	100632	Kutak Rock LLP	Invoice: 3641774 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3641772 (Refere...	8,889.94	
	Bill Pmt -Check	10/24/2025	100633	Peter Built Fence, LLC	Invoice: 1567 (Reference: Fencing Installation.)	3,170.00	
	Bill Pmt -Check	10/24/2025	100634	Contact One	Invoice: 251001170101 (Reference: 11/01/25 - 11/30/25.)	210.50	
	Bill Pmt -Check	10/28/2025	1561	Alfred W. Myslicki, Jr.	BOS Meeting 10/27/25	200.00	
	Bill Pmt -Check	10/28/2025	1562	Clare M. Olson	BOS Meeting 10/27/25	200.00	
	Bill Pmt -Check	10/28/2025	1563	James L. Mack, Jr.	BOS Meeting 10/27/25	200.00	
	Bill Pmt -Check	10/28/2025	1564	Kimberly D. Inman	BOS Meeting 10/27/25	200.00	
	Bill Pmt -Check	10/28/2025	102825ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Sep 12, 2025 to Oct 14, 2025	33.39	
	Bill Pmt -Check	10/28/2025	102825ACH2	Florida Power & Light	795 Parkland Trail, #IRR Sep 12, 2025 to Oct 14, 2025	53.59	
	Bill Pmt -Check	10/28/2025	102825ACH3	Florida Power & Light	661 Parkland Trl #Fountain Sep 12, 2025 to Oct 14, 2025	478.17	
	Bill Pmt -Check	10/28/2025	102825ACH4	Florida Power & Light	100 PARKLAND TRL Jul 14, 2025 to Oct 14, 2025	1,388.64	
	Deposit	10/29/2025			Deposit	14,508.30	
	Bill Pmt -Check	10/30/2025	100635	Green Earth Pest Control & Lawn Maint	Invoice: 65434 (Reference: Landscape Management & pest control & Seasonal rotation.)	5,657.50	
	Transfer	10/31/2025			Funds Transfer	45.88	
	Deposit	10/31/2025			Interest	20.53	
Total 1101000 - Cash- Operating Account						49,983.29	81,364.05
1101010 - BU Sweep							
	Transfer	10/01/2025			Funds Transfer	20.55	

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Transfer	10/03/2025		Funds Transfer			139.30
	Transfer	10/06/2025		Funds Transfer			1,535.35
	Transfer	10/08/2025		Funds Transfer			250.00
	Transfer	10/10/2025		Funds Transfer			105.60
	Transfer	10/14/2025		Funds Transfer			25,504.00
	Transfer	10/15/2025		Funds Transfer			5,179.68
	Transfer	10/16/2025		Funds Transfer			400.00
	Transfer	10/17/2025		Funds Transfer			1,294.65
	Transfer	10/31/2025		Funds Transfer			45.88
	Deposit	10/31/2025		Interest		45.88	
Total 1101010 - BU Sweep						422.03	34,098.86
7255900 - 2019A - Revenue							
	Transfer	10/02/2025		Funds Transfer			2,512.28
	Deposit	10/02/2025		Interest			2,073.53
	Transfer	10/27/2025		Funds Transfer			257,721.88
Total 7255900 - 2019A - Revenue						4,585.81	257,721.88
7256000 - 2019A - DS Reserve							
	Transfer	10/02/2025		Funds Transfer			2,512.28
	Deposit	10/02/2025		Interest			2,512.28
Total 7256000 - 2019A - DS Reserve							2,512.28
7256100 - 2019A - Interest Acct.							
	Transfer	10/27/2025		Funds Transfer			257,721.88
Total 7256100 - 2019A - Interest Acct.							257,721.88
1131005 - On Roll Assessment Receivable							
	General Journal	10/01/2025	133	FY26 Tax Assessments		689,500.00	
Total 1131005 - On Roll Assessment Receivable						689,500.00	0.00
1131007 - OM Excess Fees Rcv							
	General Journal	10/01/2025	135R	Reverse of GJE 135 -- Record Excess Fees Receivable			6,928.45
Total 1131007 - OM Excess Fees Rcv							0.00
1155000 - Prepaid Items							
	General Journal	10/01/2025	136	Expense Prepaid Trustee Fees in FY26			4,266.67
	General Journal	10/01/2025	137	Expense Website Hosting in FY26			1,515.00
Total 1155000 - Prepaid Items							0.00
2131001 - Due From GF 001 (201)							5,781.67
	General Journal	10/31/2025	134	To Record Excess Fees from Temp Deposit		7,685.45	
Total 2131001 - Due From GF 001 (201)						7,685.45	0.00
2131005 - DS On Roll Assessment Rec							
	General Journal	10/01/2025	133	FY26 Tax Assessments		711,962.50	
Total 2131005 - DS On Roll Assessment Rec						711,962.50	0.00
2131007 - DS Excess Fees Rcv							
	General Journal	10/01/2025	135R	Record Excess Fees Receivable			7,685.45
Total 2131007 - DS Excess Fees Rcv							0.00
1202000 - Accounts Payable							
	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.		8,357.91
	Bill	10/01/2025	54210	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Oct 25.		1,025.00
	Bill	10/01/2025	431472	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring.		279.85
	Bill	10/01/2025	428940	Vesta District Services	Reference: Management Fees Oct 25.		3,408.58
	Bill	10/01/2025	29335	Egis Insurance and Risk Advisors	FY Insurance Policy #100125362 10/1/25 - 10/26/25		25,504.00
	Bill	10/01/2025	428983	Vesta District Services	Reference: FY?2026 Dissemination Agent Fee.		8,800.00
	Bill	10/01/2025	7215047	Hawkins Inc.	Reference: Pool Chemicals.		1,077.00
	Bill	10/01/2025	309264701 10/25	AT&T	Internet 10/2/25 - 11/1/25		192.60
	Bill	10/01/2025	0000446605	Waste Pro - Palm Coast	Solid waste service		139.30
	Bill	10/01/2025	93442	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00
	Bill Pmt -Check	10/03/2025	100620	Contact One	Invoice: 250901170101 (Reference: 10/01/2025 - 10/31/2025.)		230.50
	Bill Pmt -Check	10/03/2025	100621	Vesta Property Services Inc	Invoice: 428621 (Reference: Amenity Management.)		8,357.91

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Account	Type	Date	Num	Name	Memo	Debit	Credit
Bill Pmt -Check		10/03/2025	100622	Hi-Tech System Associates, Inc.	Invoice: 431472 (Reference: Alarm Monitoring.)	279.85	
Bill Pmt -Check		10/03/2025	100623	Charles Aquatics, Inc	Invoice: 54210 (Reference: Aquatic Management 6 ponds Oct 25.)	1,025.00	
Bill Pmt -Check		10/03/2025	100624	Kimley Horn	Invoice: 045496000-0825 (Reference: Engineering Services.)	1,513.65	
Bill		10/03/2025	3637843	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		1,678.50
Bill		10/03/2025	3637842	Kutak Rock LLP	Reference: General Counsel Aug 25.		1,763.58
Bill Pmt -Check		10/03/2025	100325ACH1	Waste Pro - Palm Coast	Solid waste service	139.30	
Bill Pmt -Check		10/07/2025	100625	Kutak Rock LLP	Invoice: 3637842 (Reference: General Counsel Aug 25.) Invoice: 3637843 (Reference: Jr. Davis ...	3,442.08	
Bill Pmt -Check		10/07/2025	100626	Vesta District Services	Invoice: 428940 (Reference: Management Fees Oct 25.)	3,408.58	
Bill		10/07/2025	7219298	Hawkins Inc.	Reference: Pool Chemicals.		102.00
Bill		10/07/2025	12378-76105 10/25	Florida Power & Light	100 Parkland Trail -Sep 5, 2025 to Oct 7, 2025		724.56
Bill Pmt -Check		10/08/2025	1555	Egis Insurance and Risk Advisors	FY Insurance Policy #100125362 10/1/25 - 10/26/25	25,504.00	
Bill		10/08/2025	35744582	Hallco Heating & Air LLC	Reference: A/C Repair.		1,440.00
Bill		10/12/2025	2607274	DoorKing, Inc.	Reference: Security 9/12/25 - 10/11/25.		69.95
Bill		10/13/2025	30565	Egis Insurance and Risk Advisors	WC100125362 Insurance Coverage 10/1/25- 10/01/26		850.00
Bill Pmt -Check		10/14/2025	100627	DoorKing, Inc.	Invoice: 2607274 (Reference: Security 9/12/25 - 10/11/25.)		69.95
Bill Pmt -Check		10/14/2025	100628	Hawkins Inc.	Invoice: 7215047 (Reference: Pool Chemicals.) Invoice: 7219298 (Reference: Pool Chemicals.)		1,179.00
Bill Pmt -Check		10/14/2025	100629	Vesta District Services	Invoice: 428983 (Reference: FY?2026 Dissemination Agent Fee.)		8,800.00
Bill Pmt -Check		10/14/2025	100630	Cintas Corporation	Invoice: 934025815 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
Bill Pmt -Check		10/14/2025	100631	Hallco Heating & Air LLC	Invoice: 35744582 (Reference: A/C Repair.)		1,440.00
Bill		10/14/2025	80159-46489 10/25	Florida Power & Light	100 PARKLAND TRL Jul 14, 2025 to Oct 14, 2025		1,388.64
Bill		10/14/2025	00268-43268 10/25	Florida Power & Light	795 Parkland Trail, #IRR Sep 12, 2025 to Oct 14, 2025		53.59
Bill		10/14/2025	51433-49560 10/25	Florida Power & Light	661 Parkland Trl #Fountain Sep 12, 2025 to Oct 14, 2025		478.17
Bill		10/14/2025	07380-54261 10/25	Florida Power & Light	565 PARKLAND TRL # ENT Sep 12, 2025 to Oct 14, 2025		33.39
Bill Pmt -Check		10/17/2025	1556	Egis Insurance and Risk Advisors	WC100125362 Insurance Coverage 10/1/25- 10/01/26		850.00
Bill		10/17/2025	284192657	Orkin	Reference: Pest Control.		145.00
Bill		10/19/2025	576585-139614 10/25	St. Johns County Utility Department	835 Parkland Trl - 9/19/25 - 10/17/25		370.18
Bill Pmt -Check		10/20/2025	102025ACH1	St. Johns County Utility Department	835 Parkland Trl - 8/19/25 - 9/17/25		336.20
Bill Pmt -Check		10/20/2025	102025ACH2	Orkin	Reference: Pest Control.		145.00
Bill		10/20/2025	251001170101	Contact One	Reference: 11/01/25 - 11/30/25.		210.50
Bill Pmt -Check		10/21/2025	102125ACH1	Florida Power & Light	100 Parkland Trail -Sep 5, 2025 to Oct 7, 2025		724.56
Bill Pmt -Check		10/21/2025	102125ACH2	AT&T	Internet 9/28/25 - 10/27/25		149.80
Bill		10/21/2025	3641774	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		6,806.00
Bill		10/21/2025	3641772	Kutak Rock LLP	Reference: General Counsel Sept 25.		2,083.94
Bill		10/22/2025	92225	Alfred W. Myslicki, Jr.	BOS Meeting 9/22/25		200.00
Bill		10/22/2025	92225	Clare M. Olson	BOS Meeting 9/22/25		200.00
Bill		10/22/2025	92225	Kimberly D. Inman	BOS Meeting 9/22/25		200.00
Bill		10/22/2025	92225	James L. Mack, Jr.	BOS Meeting 9/22/25		200.00
Bill Pmt -Check		10/22/2025	1557	Alfred W. Myslicki, Jr.	BOS Meeting 9/22/25		200.00
Bill Pmt -Check		10/22/2025	1558	Clare M. Olson	BOS Meeting 9/22/25		200.00
Bill Pmt -Check		10/22/2025	1559	James L. Mack, Jr.	BOS Meeting 9/22/25		200.00
Bill Pmt -Check		10/22/2025	1560	Kimberly D. Inman	BOS Meeting 9/22/25		200.00
Bill Pmt -Check		10/22/2025	102225CC1	US Bank Credit Card	Various Purchases 08/28/25 - 09/29/25		1,564.19
Bill		10/22/2025	1567	Peter Built Fence, LLC	Reference: Fencing Installation.		3,170.00
Bill Pmt -Check		10/23/2025	102325ACH1	AT&T	Internet 10/2/25 - 11/1/25		192.60
Bill Pmt -Check		10/23/2025	100632	Kutak Rock LLP	Invoice: 3641774 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3641772 (Refere...		8,889.94
Bill		10/23/2025	65434	Green Earth Pest Control & Lawn Maint	Reference: Landscape Management & pest control & Seasonal rotation.		5,657.50
Bill Pmt -Check		10/24/2025	100633	Peter Built Fence, LLC	Invoice: 1567 (Reference: Fencing Installation.)		3,170.00
Bill Pmt -Check		10/24/2025	100634	Contact One	Invoice: 251001170101 (Reference: 11/01/25 - 11/30/25.)		210.50
Bill		10/27/2025	102725	Alfred W. Myslicki, Jr.	BOS Meeting 10/27/25		200.00
Bill		10/27/2025	102725	Clare M. Olson	BOS Meeting 10/27/25		200.00
Bill		10/27/2025	102725	Kimberly D. Inman	BOS Meeting 10/27/25		200.00
Bill		10/27/2025	102725	James L. Mack, Jr.	BOS Meeting 10/27/25		200.00
Bill		10/27/2025	310213500 11/25	AT&T	Internet 10/28/25 - 11/27/25		149.80
Bill Pmt -Check		10/28/2025	1561	Alfred W. Myslicki, Jr.	BOS Meeting 10/27/25		200.00
Bill Pmt -Check		10/28/2025	1562	Clare M. Olson	BOS Meeting 10/27/25		200.00

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	10/28/2025	1563	James L. Mack, Jr.	BOS Meeting 10/27/25	200.00	
	Bill Pmt -Check	10/28/2025	1564	Kimberly D. Inman	BOS Meeting 10/27/25	200.00	
	Bill Pmt -Check	10/28/2025	102825ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Sep 12, 2025 to Oct 14, 2025	33.39	
	Bill Pmt -Check	10/28/2025	102825ACH2	Florida Power & Light	795 Parkland Trail, #IRR Sep 12, 2025 to Oct 14, 2025	53.59	
	Bill Pmt -Check	10/28/2025	102825ACH3	Florida Power & Light	661 Parkland Trl #Fountain Sep 12, 2025 to Oct 14, 2025	478.17	
	Bill Pmt -Check	10/28/2025	102825ACH4	Florida Power & Light	100 PARKLAND TRL Jul 14, 2025 to Oct 14, 2025	1,388.64	
	Bill	10/28/2025	102825	US Bank Credit Card	Various Purchases 09/30/25 - 10/28/25		647.93
	Bill Pmt -Check	10/30/2025	100635	Green Earth Pest Control & Lawn Maint	Invoice: 65434 (Reference: Landscape Management & pest control & Seasonal rotation.)	5,657.50	
	Bill	10/31/2025	9344814168	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
	Bill	10/31/2025	0007404755	Gannett Florida LocalIQ	Reference: Legal Advertising.		91.76
Total 1202000 - Accounts Payable						80,987.90	78,628.23
1202100 - Accrued Expenses							
	General Journal	10/01/2025	138R		Accrue 9/22/2025 Board Meeting in FY25	800.00	
	General Journal	10/01/2025	139R		Accrue August Legal Services in FY25	3,442.08	
	General Journal	10/01/2025	140R		Accrue September Legal Services in FY25	2,083.94	
Total 1202100 - Accrued Expenses						6,326.02	0.00
1202105 - Deferred On Roll Assessment							
	General Journal	10/01/2025	133		FY26 Tax Assessments		689,500.00
Total 1202105 - Deferred On Roll Assessment						0.00	689,500.00
1207001 - DTDF- Due to Debt Service Fund							
	General Journal	10/31/2025	134		To Record Excess Fees from Temp Deposit		7,685.45
Total 1207001 - DTDF- Due to Debt Service Fund						0.00	7,685.45
2230005 - Deferred Assessments DS2019							
	General Journal	10/01/2025	133		FY26 Tax Assessments		711,962.50
Total 2230005 - Deferred Assessments DS2019						0.00	711,962.50
1300000 - Temp Deposits - GF							
	Deposit	10/10/2025			St. Johns Tax Int.		105.60
	Deposit	10/29/2025			Excess Fees		14,508.30
	General Journal	10/31/2025	134		To Record Excess Fees from Temp Deposit	14,613.90	
Total 1300000 - Temp Deposits - GF						14,613.90	14,613.90
1363001 - Special Assessments - On Roll							
1363019 - O&M Assessment/Excess Fees							
	General Journal	10/01/2025	135R		Record Excess Fees Receivable	6,928.45	
	General Journal	10/31/2025	134		To Record Excess Fees from Temp Deposit		6,928.45
Total 1363019 - O&M Assessment/Excess Fees						6,928.45	6,928.45
Total 1363001 - Special Assessments - On Roll						6,928.45	6,928.45
1363005 - Interest - Investments							
	Deposit	10/31/2025			Interest		20.53
	Deposit	10/31/2025			Interest		45.88
Total 1363005 - Interest - Investments						0.00	66.41
1363095 - Rental Income							
	Deposit	10/08/2025	4897		Mack-Amenity Room Rental		50.00
	Deposit	10/08/2025	125		Holowienka- Amenity Room Rental		100.00
Total 1363095 - Rental Income						0.00	150.00
1363097 - Gate Access Cards							
	Deposit	10/08/2025	142		Alford- Gate Access		25.00
	Deposit	10/08/2025	3280		Ojeda- GateAccess		25.00
	Deposit	10/08/2025	2598		Austin- Gate Access		25.00
	Deposit	10/08/2025	150		Klacsmann- Gate Access		25.00
Total 1363097 - Gate Access Cards						0.00	100.00
2361001 - Interest- Investment 201							
	Deposit	10/02/2025			Interest		2,073.53
	Deposit	10/02/2025			Interest		2,512.28
Total 2361001 - Interest- Investment 201						0.00	4,585.81
3363110 - DS Excess Fees							

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	General Journal	10/01/2025	135R		Record Excess Fees Receivable	7,685.45	
	General Journal	10/31/2025	134		To Record Excess Fees from Temp Deposit		7,685.45
Total 3363110 - DS Excess Fees						7,685.45	7,685.45
1100000 - Administrative							
1511001 - Supervisors Compensation	General Journal	10/01/2025	138R		Reverse of GJE 138 -- Accrue 9/22/2025 Board Meeting in FY25		800.00
	Bill	10/22/2025	92225	Alfred W. Myslicki, Jr.	BOS Meeting 9/22/25	200.00	
	Bill	10/22/2025	92225	Clare M. Olson	BOS Meeting 9/22/25	200.00	
	Bill	10/22/2025	92225	Kimberly D. Inman	BOS Meeting 9/22/25	200.00	
	Bill	10/22/2025	92225	James L. Mack, Jr.	BOS Meeting 9/22/25	200.00	
	Bill	10/27/2025	102725	Alfred W. Myslicki, Jr.	BOS Meeting 10/27/25	200.00	
	Bill	10/27/2025	102725	Clare M. Olson	BOS Meeting 10/27/25	200.00	
	Bill	10/27/2025	102725	Kimberly D. Inman	BOS Meeting 10/27/25	200.00	
	Bill	10/27/2025	102725	James L. Mack, Jr.	BOS Meeting 10/27/25	200.00	
Total 1511001 - Supervisors Compensation						1,600.00	800.00
1513025 - Management Consulting Services	Bill	10/01/2025	428940	Vesta District Services	Reference: Management Fees Oct 25.	3,166.66	
Total 1513025 - Management Consulting Services						3,166.66	0.00
1513029 - Administrative Services	Bill	10/01/2025	428940	Vesta District Services	Reference: Management Fees Oct 25.	173.92	
Total 1513029 - Administrative Services						173.92	0.00
1513075 - Regulatory & Permit Fees	Bill	10/01/2025	93442	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form	175.00	
Total 1513075 - Regulatory & Permit Fees						175.00	0.00
1513085 - Legal Advertising	Bill	10/31/2025	0007404755	Gannett Florida LocalIQ	Reference: Legal Advertising.	91.76	
Total 1513085 - Legal Advertising						91.76	0.00
1514010 - Legal Services	General Journal	10/01/2025	139R		Reverse of GJE 139 -- Accrue August Construction Legal Dispute in FY25		1,678.50
	General Journal	10/01/2025	139R		Accrue August Legal Services in FY25		1,763.58
	General Journal	10/01/2025	140R		Reverse of GJE 140 -- Accrue September Legal Services in FY25		2,083.94
	Bill	10/03/2025	3637843	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.	1,678.50	
	Bill	10/03/2025	3637842	Kutak Rock LLP	Reference: General Counsel Aug 25.	1,763.58	
	Bill	10/21/2025	3641772	Kutak Rock LLP	Reference: General Counsel Sept 25.	2,083.94	
Total 1514010 - Legal Services						5,526.02	5,526.02
1514020 - Website Hosting & Management	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
	Bill	10/01/2025	428940	Vesta District Services	Reference: Management Fees Oct 25.	68.00	
	General Journal	10/01/2025	137		Expense Website Hosting in FY26	1,515.00	
Total 1514020 - Website Hosting & Management						1,768.00	0.00
Total 1100000 - Administrative						12,501.36	6,326.02
1110000 - Insurance							
1513100 - Insurance- General Liability	Bill	10/01/2025	29335	Egis Insurance and Risk Advisors	FY Insurance Policy #100125362 10/1/25 - 10/26/25	25,504.00	
Total 1513100 - Insurance- General Liability						25,504.00	0.00
1513110 - Insurance - Workers' Comp	Bill	10/13/2025	30565	Egis Insurance and Risk Advisors	WC100125362 Insurance Coverage 10/1/25- 10/01/26	850.00	
Total 1513110 - Insurance - Workers' Comp						850.00	0.00
Total 1110000 - Insurance						26,354.00	0.00
1130000 - Debt Service Administration							
1513125 - Dissemination Agent	Bill	10/01/2025	428983	Vesta District Services	Reference: FY?2026 Dissemination Agent Fee.	8,800.00	
Total 1513125 - Dissemination Agent						8,800.00	0.00
1513130 - Trustee Fees	General Journal	10/01/2025	136		Expense Prepaid Trustee Fees in FY26	4,266.67	

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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1513130 - Trustee Fees						4,266.67	0.00
Total 1130000 - Debt Service Administration						13,066.67	0.00
1160000 - Physical Environment							
1513012 - Field Manager	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.	2,552.75	
Total 1513012 - Field Manager						2,552.75	0.00
1513013 - Remote Security	Bill	10/01/2025	431472	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring.	279.85	
	Bill	10/12/2025	2607274	DoorKing, Inc.	Reference: Security 9/12/25 - 10/11/25.	69.95	
	Bill	10/20/2025	251001170101	Contact One	Reference: 11/01/25 - 11/30/25.	210.50	
Total 1513013 - Remote Security						560.30	0.00
1513019 - Gate Management	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.	105.00	
Total 1513019 - Gate Management						105.00	0.00
1513045 - Electricity (Irrig and Pumps)	Bill	10/14/2025	00268-43268 10/25	Florida Power & Light	795 Parkland Trail, #IRR Sep 12, 2025 to Oct 14, 2025	53.59	
	Bill	10/14/2025	51433-49560 10/25	Florida Power & Light	661 Parkland Trl #Fountain Sep 12, 2025 to Oct 14, 2025	478.17	
Total 1513045 - Electricity (Irrig and Pumps)						531.76	0.00
1513052 - Electricity(Streetlights)	Bill	10/07/2025	12378-76105 10/25	Florida Power & Light	100 Parkland Trail - Sep 5, 2025 to Oct 7, 2025	724.56	
	Bill	10/14/2025	80159-46489 10/25	Florida Power & Light	100 PARKLAND TRL Jul 14, 2025 to Oct 14, 2025	3,276.66	
	Bill	10/14/2025	80159-46489 10/25	Florida Power & Light	Months Credited 8/13/25 & 9/12/25		1,888.02
	Bill	10/14/2025	07380-54261 10/25	Florida Power & Light	565 PARKLAND TRL # ENT Sep 12, 2025 to Oct 14, 2025	33.39	
Total 1513052 - Electricity(Streetlights)						4,034.61	1,888.02
1530000 - Water (County)	Bill	10/19/2025	576585-139614 10/25	St. Johns County Utility Department	835 Parkland Trl - 9/19/25 - 10/17/25	370.18	
Total 1530000 - Water (County)						370.18	0.00
1530010 - Landscaping Maintenance	Bill	10/23/2025	65434	Green Earth Pest Control & Lawn Maint	Reference: Landscape Management & pest control & Seasonal rotation.	5,657.50	
Total 1530010 - Landscaping Maintenance						5,657.50	0.00
1541020 - Env. Mitigation & Pond Maint	Bill	10/01/2025	54210	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Oct 25.	1,025.00	
Total 1541020 - Env. Mitigation & Pond Maint						1,025.00	0.00
1541035 - Field Contingency	Bill	10/31/2025	9344814168	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1541035 - Field Contingency						154.00	0.00
1573015 - Amenity & Community Maint & Rep	Bill	10/08/2025	35744582	Halco Heating & Air LLC	Reference: A/C Repair.	1,440.00	
	Bill	10/22/2025	1567	Peter Built Fence, LLC	Reference: Fencing Installation.	3,170.00	
	Bill	10/28/2025	102825	US Bank Credit Card	Amazon	18.91	
	Bill	10/28/2025	102825	US Bank Credit Card	Amazon	39.99	
	Bill	10/28/2025	102825	US Bank Credit Card	Amazon	19.98	
	Bill	10/28/2025	102825	US Bank Credit Card	Amazon	52.20	
Total 1573015 - Amenity & Community Maint & Rep						4,741.08	0.00
Total 1160000 - Physical Environment						19,732.18	1,888.02
1180000 - Amenity Center Operations							
1541050 - Pool Service Contract	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.	2,208.33	
	Bill	10/01/2025	7215047	Hawkins Inc.	Reference: Pool Chemicals.	1,077.00	
	Bill	10/07/2025	7219298	Hawkins Inc.	Reference: Pool Chemicals.	102.00	
	Bill	10/28/2025	102825	US Bank Credit Card	Amazon	49.43	
	Bill	10/28/2025	102825	US Bank Credit Card	Home Depot	467.42	
Total 1541050 - Pool Service Contract						3,904.18	0.00
1541056 - Amenity Ctr Cleaning & Maint	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.	900.33	

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1541056 - Amenity Ctr Cleaning & Maint						900.33	0.00
1541058 - Amenity Management	Bill	10/01/2025	428621	Vesta Property Services Inc	Reference: Amenity Management.	2,406.50	
Total 1541058 - Amenity Management						2,406.50	0.00
1541091 - Amenity Ctr Internet	Bill	10/01/2025	309264701 10/25	AT&T	Internet 10/2/25 - 11/1/25	192.60	
	Bill	10/27/2025	310213500 11/25	AT&T	Internet 10/28/25 - 11/27/25	149.80	
Total 1541091 - Amenity Ctr Internet						342.40	0.00
1542060 - Amenity Cntr Pest Control	Bill	10/17/2025	284192657	Orkin	Pest Control.	145.00	
Total 1542060 - Amenity Cntr Pest Control						145.00	0.00
1546035 - Refuse Service	Bill	10/01/2025	0000446605	Waste Pro - Palm Coast	Solid waste service	139.30	
Total 1546035 - Refuse Service						139.30	0.00
Total 1180000 - Amenity Center Operations						7,837.71	0.00
120000 - Debt Services							
1514011 - DS- Legal Services	Bill	10/21/2025	3641774	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.	6,806.00	
Total 1514011 - DS- Legal Services						6,806.00	0.00
Total 120000 - Debt Services						6,806.00	0.00
TOTAL						1,926,212.88	1,926,212.88

EXHIBIT 9

Parkland Preserve
Community Development District

Financial Statements
unaudited

Period Ending
November 30, 2025



Parkland Preserve CDD

Balance Sheet

November 30, 2025

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
1 Assets:				
2 Cash	\$ 249,367	-	478	\$ 249,845
3 Cash Sweep	\$ 121,292	-	-	\$ 121,292
4 General Sub-account	-	-	-	-
5 Revenue	-	397,618	-	397,618
6 Sinking Fund	-	138	-	138
7 Capitalized Interest	-	-	-	-
8 Debt Service Reserve	-	766,100	-	766,100
9 Interest Account	-	6,190	-	6,190
10 Prepayment Account	-	4	-	4
11 Bond Redemption	-	-	-	-
12 Acquisition & Construction	-	-	-	-
13 Accounts Receivable	-	-	-	-
14 On-Roll Assessments Receivable	603,956	623,631	-	1,227,587
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	96,016	-	96,016
18 Prepaid	-	-	-	-
19 Deposits	3,900	-	-	3,900
20 Total Assets	\$ 978,514	1,889,699	478	\$ 2,868,691
21 Liabilities:				
22 Accounts Payable	20,358	-	-	20,358
23 Due to Other Funds	96,016	-	-	96,016
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	603,956	623,631	-	1,227,587
26 Retainage Payable	-	-	-	-
27 Total Liabilities	\$ 720,330	623,631	-	\$ 1,343,962
28 Fund Balance:				
29 Non-Spendable:				
30 Deposits & Prepaid	3,900	-	-	3,900
31 Restricted for:				
32 Debt Service	-	1,266,068	-	1,266,068
33 Capital Projects	-	-	478	478
34 Unassigned	254,283	-	-	254,283
35 Total Fund Balance	\$ 258,183	1,266,068	478	\$ 1,524,729
36 Total Liabilities & Fund Balance	\$ 978,514	1,889,699	478	\$ 2,868,691

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 689,500	\$ 85,544	\$ 85,544	\$ (603,956)	12.41%
3 Excess Assessments	-	-	-	-	0.00%
4 Miscellaneous Revenue	-	275	525	525	950.00%
5 Interest	-	102	168	168	0.00%
6 Total Revenue	689,500	85,921	86,237	(603,263)	12.51%
7 Expenditures:					
8 General Administrative:					
9 Supervisors Compensation	10,000	-	800	(9,200)	8.00%
10 Management Consulting Services	38,000	3,167	6,333	(31,667)	16.67%
11 Administrative Services	2,087	174	348	(1,739)	16.67%
12 Auditing Services	3,250	-	-	(3,250)	0.00%
13 Regulatory Permit Fees	175	-	175	-	100.00%
14 Legal Advertisements	1,000	-	92	(908)	9.18%
15 Engineering Services	40,000	-	-	(40,000)	0.00%
16 Legal Services	70,000	13,268	13,268	(56,732)	18.95%
17 Website Hosting	2,316	253	2,021	(295)	87.26%
18 Total General Administrative	166,828	16,862	23,037	(143,791)	13.81%
19 Insurance:					
20 Property, General Liability, Prof.	28,051	-	26,354	(1,697)	93.95%
21 Total Insurance	28,051	-	26,354	(1,697)	93.95%
22 Debt Administration:					
23 Dissemination Agent	8,800	-	8,800	-	100.00%
24 Trustee Fees	6,400	-	4,267	(2,133)	66.67%
25 Arbitrage	1,300	-	-	(1,300)	0.00%
26 Total Debt Administration	16,500	-	13,067	(3,433)	79.19%
27 Physical Environment:					
28 Field Manager	30,633	2,554	5,106	(25,528)	16.67%
29 Electricity (Irrigation & Pond Pumps)	6,238	485	1,017	(5,221)	16.30%
30 Streetpole Lighting	23,039	1,125	3,271	(19,768)	14.20%
31 Water (County)	6,840	346	716	(6,124)	10.47%
32 Landscaping Maintenance	65,000	5,220	10,878	(54,123)	16.73%
33 Landscape Replenishment	6,064	-	-	(6,064)	0.00%
34 Irrigation Maintenance	5,513	-	-	(5,513)	0.00%
35 Stormwater Drainage/Stormwater Bank Repair	11,000	-	-	(11,000)	0.00%
36 Environmental Mitigation & Pond Maintenance	12,540	1,025	2,050	(10,490)	16.35%
37 Remote Security	6,062	533	1,094	(4,968)	18.04%
38 Gate Management	1,260	105	210	(1,050)	16.67%
39 Gate Access Cards	3,200	-	-	(3,200)	0.00%
40 Receptionist/Call Boxes	4,800	250	250	(4,550)	5.21%
41 Gate Repair	6,500	-	-	(6,500)	0.00%
42 Amenity & Community Maint & Repair	29,000	912	5,653	(23,347)	19.49%
43 Field Contingency	62,000	154	308	(61,692)	0.50%
44 Total Physical Environment	279,689	12,708	30,552	(249,137)	10.92%
45 Amenity Center Operations:					
46 Pool Service Contract	26,500	2,208	6,113	(20,387)	23.07%
47 Pool Permit	250	-	-	(250)	0.00%
48 Amenity Management	28,878	2,407	4,813	(24,065)	16.67%
49 Amenity Website & E-Blast	500	-	-	(500)	0.00%
50 Amenity Janitorial Services	10,804	900	1,801	(9,003)	16.67%
51 Amenity Center Internet	5,714	342	685	(5,029)	11.98%
52 Amenity Center Pest Control	2,000	145	290	(1,710)	14.50%

53	Refuse Service	1,654	139	279	(1,375)	16.84%
54	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0.00%
55	Total Amenity Center Operations	98,432	6,142	13,980	(84,452)	14.20%
56	Reserves:					
57	Reserve Fund Contribution	100,000	-	-	(100,000)	0.00%
58	Total Reserves	100,000	-	-	(100,000)	0.00%
59	Total Expenditures:	689,500	35,712	106,989	(582,511)	15.52%
60	Other Financing Sources (Uses):					
61	Transfers In		-	-		
62	Transfers Out					
63	Total Other Financing Sources (Uses)		-	-		
64	Excess Revenue Over (Under) Expenditures		50,209	(20,752)		
65	Fund Balance - Beginning	3,744			278,935	
66	Fund Balance - Ending				\$ 258,183	

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 711,963	\$ 88,331	\$ 88,331	\$ (623,631)	12.41%
3 Excess Assessments	-	-	-	-	0.00%
4 Prepayment Income	-	-	-	-	0.00%
5 Interest	4,631	9,217	9,217	-	5457.00%
6 Total Revenue	711,963	92,962	97,548	(614,415)	13.70%
7 Expenditures:					
8 Interest Expense					
9 May 1, 2026	257,722	-	-	(257,722)	0.00%
10 November 1, 2025	253,091	257,722	257,722	4,631	101.83%
11 Principal Retirement					
12 May 1, 2026	195,000	-	-	(195,000)	0.00%
13 Total Expenditures:	705,813	257,722	257,722	(448,091)	36.51%
14 Other Financing Sources (Uses):					
15 Transfers In	-	-	-	-	-
16 Transfers Out	-	-	-	-	-
17 Total Other Financing Sources (Uses)	-	-	-	-	-
18 Excess Revenue Over (Under) Expenditures	6,150	(164,760)	(160,174)		
19 Fund Balance - Beginning				1,426,241	
20 Fund Balance - Ending				\$ 1,266,068	

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

	Actual	
	Year-to-Date	
1 Revenue:		
2 Bond Proceeds	\$ -	
3 Miscellaneous Revenue	- -	
4 Interest	- -	
5 Total Revenue	- -	
6 Expenditures:		
7 Funding Requests	- -	
8 Landscape Maintenance	- -	
9 Environmental Mitigation & Pond Maintenance	- -	
10 Requisition Expenses	- -	
11 Retainage Expense	- -	
12 Total Expenditures:	- -	
13		
14 Other Financing Sources (Uses):		
15 Transfers In	- -	
16 Transfers Out	- -	
17 Total Other Financing Sources (Uses)	- -	
18 Excess Revenue Over (Under) Expenditures	- -	
19 Fund Balance - Beginning	478	
20 Fund Balance - Ending	\$ 478	

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
1101000 - Cash- Operating Account							
	Deposit	11/03/2025			Deposit	275.00	
	Bill Pmt -Check	11/03/2025	100636	Vesta Property Services Inc	Invoice: 429129 (Reference: Amenity Management.)		8,357.91
	Bill Pmt -Check	11/04/2025	100637	Hi-Tech System Associates, Inc.	Invoice: 433030 (Reference: Alarm Monitoring.)		279.85
	Bill Pmt -Check	11/04/2025	100638	Gannett Florida LocalIQ	Invoice: 0007404755 (Reference: Legal Advertising.)		91.76
	Bill Pmt -Check	11/04/2025	100639	Integrated Access Solutions LLC	Invoice: 5019 (Reference: Monthly Service.)		125.00
	Bill Pmt -Check	11/04/2025	100640	Charles Aquatics, Inc	Invoice: 54416 (Reference: Aquatic Management Services for 6 ponds Nov 25.)		1,025.00
	Bill Pmt -Check	11/04/2025	100641	Kimley Horn	Invoice: 045496000-0925 (Reference: Engineering Services thru Sept 30th.)		3,413.66
	Bill Pmt -Check	11/04/2025	100642	Cintas Corporation	Invoice: 9344814168 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
	Deposit	11/04/2025			Deposit	21,035.58	
	Bill Pmt -Check	11/05/2025	110525ACH1	Waste Pro - Palm Coast	Solid waste service		139.30
	Bill Pmt -Check	11/12/2025	100643	Vesta District Services	Invoice: 429508 (Reference: Management Fees Nov 25.)		3,408.58
	Bill Pmt -Check	11/17/2025	100644	DoorKing, Inc.	Invoice: 2628577 (Reference: 10/12/25 - 11/11/25.)		69.95
	Bill Pmt -Check	11/18/2025	111825ACH1	St. Johns County Utility Department	835 Parkland Trl - 9/19/25 - 10/17/25		370.18
	Bill Pmt -Check	11/19/2025	111925ACH1	AT&T	Internet 10/28/25 - 11/27/25		149.80
	Bill Pmt -Check	11/20/2025	112025ACH1	Orkin	Reference: Pest Control.		145.00
	Transfer	11/20/2025			Funds Transfer		39,185.80
	Deposit	11/20/2025			Deposit	64,956.84	
	Bill Pmt -Check	11/21/2025	1565	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00
	Bill Pmt -Check	11/21/2025	112125CC1	US Bank Credit Card	Various Purchases 09/30/25 - 10/28/25		647.93
	Transfer	11/21/2025			Funds Transfer		3,408.58
	Transfer	11/24/2025			Funds Transfer		87,234.87
	Deposit	11/24/2025			Deposit		87,882.80
	Bill Pmt -Check	11/25/2025	112525ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Oct 14, 2025 to Nov 12, 2025		32.66
	Bill Pmt -Check	11/25/2025	112525ACH2	Florida Power & Light	795 Parkland Trl, #IRR Oct 14, 2025 to Nov 12, 2025		49.65
	Bill Pmt -Check	11/25/2025	112525ACH3	Florida Power & Light	661 Parkland Trl #Fountain Oct 14, 2025 to Nov 12, 2025		435.39
	Bill Pmt -Check	11/25/2025	112525ACH4	Florida Power & Light	100 PARKLAND TRL Oct 14, 2025 to Nov 12, 2025		1,092.22
	Bill Pmt -Check	11/25/2025	112525ACH5	AT&T	Internet 11/2/25 - 12/1/25		192.60
	Transfer	11/25/2025			Funds Transfer		1,802.52
	Deposit	11/30/2025			Interest		19.59
Total 1101000 - Cash- Operating Account						179,380.91	146,776.11
1101010 - BU Sweep							
	Transfer	11/20/2025			Funds Transfer		39,185.80
	Transfer	11/21/2025			Funds Transfer		3,408.58
	Transfer	11/24/2025			Funds Transfer		87,234.87
	Transfer	11/25/2025			Funds Transfer		1,802.52
	Deposit	11/30/2025			Interest		81.96
Total 1101010 - BU Sweep						126,502.63	5,211.10
7255900 - 2019A - Revenue							
	Deposit	11/02/2025			Interest		1,961.86
	Transfer	11/03/2025			Funds Transfer		2,532.36
Total 7255900 - 2019A - Revenue						4,494.22	0.00
7256000 - 2019A - DS Reserve							
	Deposit	11/02/2025			Interest		2,532.36
	Transfer	11/03/2025			Funds Transfer		2,532.36
Total 7256000 - 2019A - DS Reserve						2,532.36	2,532.36
7256100 - 2019A - Interest Acct.							
	Deposit	11/02/2025			Interest		136.89
	Bill Pmt -Check	11/03/2025	ACH110325	BNY Mellon	Interest payment due 11/1/2025		257,721.88
Total 7256100 - 2019A - Interest Acct.						136.89	257,721.88
1131005 - On Roll Assessment Receivable							
	General Journal	11/30/2025	142		Tax Distribution November 2025		85,544.18
Total 1131005 - On Roll Assessment Receivable						0.00	85,544.18
2131001 - Due From GF 001 (201)							
	General Journal	11/30/2025	142		Tax Distribution November 2025		88,331.04

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 2131001 - Due From GF 001 (201)						88,331.04	0.00
2131005 - DS On Roll Assessment Rec	General Journal	11/30/2025	142		Tax Distribution November 2025		88,331.04
Total 2131005 - DS On Roll Assessment Rec						0.00	88,331.04
1202000 - Accounts Payable							
Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.		8,357.91	
Bill	11/01/2025	54416	Charles Aquatics, Inc	Reference: Aquatic Management Services for 6 ponds Nov 25.		1,025.00	
Bill	11/01/2025	433030	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring.		279.85	
Bill	11/01/2025	429508	Vesta District Services	Reference: Management Fees Nov 25.		3,408.58	
Bill	11/01/2025	309264701 11/25	AT&T	Internet 11/2/25 - 12/1/25		192.60	
Bill	11/01/2025	0000448445	Waste Pro - Palm Coast	Solid waste service		139.30	
Bill	11/01/2025	Nov Int Pymt	BNY Mellon	Interest payment due 11/1/2025		257,721.88	
Bill Pmt -Check	11/03/2025	100636	Vesta Property Services Inc	Invoice: 429129 (Reference: Amenity Management.)		8,357.91	
Bill	11/03/2025	5019	Integrated Access Solutions LLC	Reference: Monthly Service.		125.00	
Bill Pmt -Check	11/03/2025	ACH110325	BNY Mellon	Interest payment due 11/1/2025		257,721.88	
Bill Pmt -Check	11/04/2025	100637	Hi-Tech System Associates, Inc.	Invoice: 433030 (Reference: Alarm Monitoring.)		279.85	
Bill Pmt -Check	11/04/2025	100638	Gannett Florida LocalIQ	Invoice: 0007404755 (Reference: Legal Advertising.)		91.76	
Bill Pmt -Check	11/04/2025	100639	Integrated Access Solutions LLC	Invoice: 5019 (Reference: Monthly Service.)		125.00	
Bill Pmt -Check	11/04/2025	100640	Charles Aquatics, Inc	Invoice: 54416 (Reference: Aquatic Management Services for 6 ponds Nov 25.)		1,025.00	
Bill Pmt -Check	11/04/2025	100641	Kimley Horn	Invoice: 045496000-0925 (Reference: Engineering Services thru Sept 30th.)		3,413.66	
Bill Pmt -Check	11/04/2025	100642	Cintas Corporation	Invoice: 9344814168 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	
Bill Pmt -Check	11/05/2025	110525ACH1	Waste Pro - Palm Coast	Solid waste service		139.30	
Bill Pmt -Check	11/12/2025	100643	Vesta District Services	Invoice: 429508 (Reference: Management Fees Nov 25.)		3,408.58	
Bill	11/12/2025	2628577	DoorKing, Inc.	Reference: 10/12/25 - 11/11/25.		69.95	
Bill	11/12/2025	07380-54261 11/25	Florida Power & Light	565 PARKLAND TRL # ENT Oct 14, 2025 to Nov 12, 2025		32.66	
Bill	11/12/2025	00268-43268 11/25	Florida Power & Light	795 Parkland Trail, #IRR Oct 14, 2025 to Nov 12, 2025		49.65	
Bill	11/12/2025	80159-46489 11/25	Florida Power & Light	100 PARKLAND TRL Oct 14, 2025 to Nov 12, 2025		1,092.22	
Bill	11/12/2025	51433-49560 11/25	Florida Power & Light	661 Parkland Trl #Fountain Oct 14, 2025 to Nov 12, 2025		435.39	
Bill Pmt -Check	11/17/2025	100644	DoorKing, Inc.	Invoice: 2628577 (Reference: 10/12/25 - 11/11/25.)		69.95	
Bill Pmt -Check	11/18/2025	111825ACH1	St. Johns County Utility Department	835 Parkland Trl - 9/19/25 - 10/17/25		370.18	
Bill	11/18/2025	285753676	Orkin	Reference: Pest Control.		145.00	
Bill	11/18/2025	5092	Integrated Access Solutions LLC	Reference: Service Call on Gate.		250.00	
Bill Pmt -Check	11/19/2025	111925ACH1	AT&T	Internet 10/28/25 - 11/27/25		149.80	
Bill	11/19/2025	576585-139614 11/25	St. Johns County Utility Department	835 Parkland Trl - 10/19/25 - 11/19/25		345.72	
Bill Pmt -Check	11/20/2025	112025ACH1	Orkin	Reference: Pest Control.		145.00	
Bill	11/20/2025	251101170101	Contact One	Reference: 12/1/25 - 12/31/25.		183.50	
Bill Pmt -Check	11/21/2025	1565	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	
Bill Pmt -Check	11/21/2025	112125CC1	US Bank Credit Card	Various Purchases 09/30/25 - 10/28/25		647.93	
Bill	11/21/2025	66233	Green Earth Pest Control & Lawn Maint	Reference: Landscape Mgmt & Pest Control.		5,220.00	
Bill	11/24/2025	3657949	Kutak Rock LLP	Reference: General Counsel Oct 25.		2,590.24	
Bill	11/24/2025	3657953	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		10,678.16	
Bill Pmt -Check	11/25/2025	112525ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Oct 14, 2025 to Nov 12, 2025		32.66	
Bill Pmt -Check	11/25/2025	112525ACH2	Florida Power & Light	795 Parkland Trail, #IRR Oct 14, 2025 to Nov 12, 2025		49.65	
Bill Pmt -Check	11/25/2025	112525ACH3	Florida Power & Light	661 Parkland Trl #Fountain Oct 14, 2025 to Nov 12, 2025		435.39	
Bill Pmt -Check	11/25/2025	112525ACH4	Florida Power & Light	100 PARKLAND TRL Oct 14, 2025 to Nov 12, 2025		1,092.22	
Bill Pmt -Check	11/25/2025	112525ACH5	AT&T	Internet 11/2/25 - 12/1/25		192.60	
Bill	11/25/2025	5145	Integrated Access Solutions LLC	Reference: Monthly PM Plan.		125.00	
Bill	11/26/2025	112625	US Bank Credit Card	Various Purchases 10/29/25 - 11/26/25		661.70	
Bill	11/27/2025	310213500 12/25	AT&T	Internet 11/28/25 - 12/27/25		149.80	
Bill	11/30/2025	9348776845	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00	
Total 1202000 - Accounts Payable						278,077.32	293,433.11
1202105 - Deferred On Roll Assessment	General Journal	11/30/2025	142	Tax Distribution November 2025		85,544.18	
Total 1202105 - Deferred On Roll Assessment						85,544.18	0.00
1207001 - DTDF- Due to Debt Service Fund							

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1207001 - DTDF- Due to Debt Service Fund	General Journal	11/30/2025	142		Tax Distribution November 2025		88,331.04
2230005 - Deferred Assessments DS2019	General Journal	11/30/2025	142		Tax Distribution November 2025	0.00	88,331.04
Total 2230005 - Deferred Assessments DS2019						88,331.04	0.00
1300000 - Temp Deposits - GF	Deposit	11/04/2025			St. Johns County Tax Collector #1		21,035.58
	Deposit	11/20/2025			St. Johns County Tax Collector #2		64,956.84
	Deposit	11/24/2025			St. Johns County Tax Collector #3		87,882.80
Total 1300000 - Temp Deposits - GF	General Journal	11/30/2025	142		Tax Distribution November 2025	173,875.22	
1363005 - Interest - Investments	Deposit	11/30/2025			Interest		19.59
	Deposit	11/30/2025			Interest		81.96
Total 1363005 - Interest - Investments						0.00	101.55
1363095 - Rental Income	Deposit	11/03/2025	3181		Espriella- Amenity Rental		100.00
	Deposit	11/03/2025	1390		Harcke- Amenity Rental		100.00
Total 1363095 - Rental Income						0.00	200.00
1363097 - Gate Access Cards	Deposit	11/03/2025	1961		Delellas- Gate Access Card		25.00
	Deposit	11/03/2025	6992		Hopkins- Gate Access Card		25.00
	Deposit	11/03/2025	1353		Goeing- Gate Access Card		25.00
Total 1363097 - Gate Access Cards						0.00	75.00
1363111 - Assessments On Roll	General Journal	11/30/2025	142		Tax Distribution November 2025		85,544.18
Total 1363111 - Assessments On Roll						0.00	85,544.18
2361001 - Interest- Investment 201	Deposit	11/02/2025			Interest		1,961.86
	Deposit	11/02/2025			Interest		2,532.36
	Deposit	11/02/2025			Interest		136.89
Total 2361001 - Interest- Investment 201						0.00	4,631.11
2363109 - SPEC Assessment On Roll 201	General Journal	11/30/2025	142		Tax Distribution November 2025		88,331.04
Total 2363109 - SPEC Assessment On Roll 201						0.00	88,331.04
1100000 - Administrative							
1513025 - Management Consulting Services	Bill	11/01/2025	429508	Vesta District Services	Reference: Management Fees Nov 25.	3,166.66	
Total 1513025 - Management Consulting Services						3,166.66	0.00
1513029 - Administrative Services	Bill	11/01/2025	429508	Vesta District Services	Reference: Management Fees Nov 25.	173.92	
Total 1513029 - Administrative Services						173.92	0.00
1514010 - Legal Services	Bill	11/24/2025	3657949	Kutak Rock LLP	Reference: General Counsel Oct 25.	2,590.24	
	Bill	11/24/2025	3657953	Kutak Rock LLP	Litigation Invoice	10,678.16	
Total 1514010 - Legal Services						13,268.40	0.00
1514020 - Website Hosting & Management	Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
	Bill	11/01/2025	429508	Vesta District Services	Reference: Management Fees Nov 25.	68.00	
Total 1514020 - Website Hosting & Management						253.00	0.00
Total 1100000 - Administrative						16,861.98	0.00
1160000 - Physical Environment							
1513012 - Field Manager	Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.	2,552.75	
Total 1513012 - Field Manager						2,552.75	0.00

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
1513013 - Remote Security							
	Bill	11/01/2025	433030	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring.	279.85	
	Bill	11/12/2025	2628577	DoorKing, Inc.	Reference: 10/12/25 - 11/11/25.	69.95	
	Bill	11/20/2025	251101170101	Contact One	Reference: 12/1/25 - 12/31/25.	183.50	
Total 1513013 - Remote Security						533.30	0.00
1513019 - Gate Management							
	Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.	105.00	
Total 1513019 - Gate Management						105.00	0.00
1513045 - Electricity (Irrig and Pumps)							
	Bill	11/12/2025	00268-43268 11/25	Florida Power & Light	795 Parkland Trail, #IRR Oct 14, 2025 to Nov 12, 2025	49.65	
	Bill	11/12/2025	51433-49560 11/25	Florida Power & Light	661 Parkland Trl #Fountain Oct 14, 2025 to Nov 12, 2025	435.39	
Total 1513045 - Electricity (Irrig and Pumps)						485.04	0.00
1513052 - Electricity(Streetlights)							
	Bill	11/12/2025	07380-54261 11/25	Florida Power & Light	565 PARKLAND TRL # ENT Oct 14, 2025 to Nov 12, 2025	32.66	
	Bill	11/12/2025	80159-46489 11/25	Florida Power & Light	100 PARKLAND TRL Oct 14, 2025 to Nov 12, 2025	1,092.22	
Total 1513052 - Electricity(Streetlights)						1,124.88	0.00
1513059 - Receptionist/Call Boxes							
	Bill	11/03/2025	5019	Integrated Access Solutions LLC	Reference: Monthly Service.	125.00	
	Bill	11/25/2025	5145	Integrated Access Solutions LLC	Reference: Monthly PM Plan.	125.00	
Total 1513059 - Receptionist/Call Boxes						250.00	0.00
1530000 - Water (County)							
	Bill	11/19/2025	576585-139614 11/25	St. Johns County Utility Department	835 Parkland Trl - 10/19/25 - 11/19/25	345.72	
Total 1530000 - Water (County)						345.72	0.00
1530010 - Landscaping Maintenance							
	Bill	11/21/2025	66233	Green Earth Pest Control & Lawn Maint	Reference: Landscape Mgmt & Pest Control.	5,220.00	
Total 1530010 - Landscaping Maintenance						5,220.00	0.00
1541020 - Env. Mitigation & Pond Maint							
	Bill	11/01/2025	54416	Charles Aquatics, Inc	Reference: Aquatic Management Services for 6 ponds Nov 25.	1,025.00	
Total 1541020 - Env. Mitigation & Pond Maint						1,025.00	0.00
1541035 - Field Contingency							
	Bill	11/30/2025	9348776845	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1541035 - Field Contingency						154.00	0.00
1573015 - Amenity & Community Maint & Rep							
	Bill	11/18/2025	5092	Integrated Access Solutions LLC	Reference: Service Call on Gate.	250.00	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	9.99	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	36.41	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	44.78	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	19.99	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	59.82	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	306.50	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	64.23	
	Bill	11/26/2025	112625	US Bank Credit Card	Amazon	119.98	
Total 1573015 - Amenity & Community Maint & Rep						911.70	0.00
Total 1160000 - Physical Environment						12,707.39	0.00
1180000 - Amenity Center Operations							
1541050 - Pool Service Contract							
	Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.	2,208.33	
Total 1541050 - Pool Service Contract						2,208.33	0.00
1541056 - Amenity Ctr Cleaning & Maint							
	Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.	900.33	
Total 1541056 - Amenity Ctr Cleaning & Maint						900.33	0.00
1541058 - Amenity Management							
	Bill	11/01/2025	429129	Vesta Property Services Inc	Reference: Amenity Management.	2,406.50	
Total 1541058 - Amenity Management						2,406.50	0.00
1541091 - Amenity Ctr Internet							

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	11/01/2025	309264701 11/25	AT&T	Internet 11/2/25 - 12/1/25	192.60	
	Bill	11/27/2025	310213500 12/25	AT&T	Internet 11/28/25 - 12/27/25	149.80	
Total 1541091 - Amenity Ctr Internet						342.40	0.00
1542060 - Amenity Cntr Pest Control	Bill	11/18/2025	285753676	Orkin	Pest Control.	145.00	
Total 1542060 - Amenity Cntr Pest Control						145.00	0.00
1546035 - Refuse Service	Bill	11/01/2025	0000448445	Waste Pro - Palm Coast	Solid waste service	139.30	
Total 1546035 - Refuse Service						139.30	0.00
Total 1180000 - Amenity Center Operations						6,141.86	0.00
2517720 - Interest Expense 201	Bill	11/01/2025	Nov Int Pymt	BNY Mellon	Interest expense due 11/1/2025	257,721.88	
Total 2517720 - Interest Expense 201						257,721.88	0.00
TOTAL						1,320,638.92	1,320,638.92

EXHIBIT 10

Parkland Preserve
Community Development District

Financial Statements
unaudited

Period Ending
December 31, 2025



Parkland Preserve CDD

Balance Sheet

December 31, 2025

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
1 Assets:				
2 Cash	\$ 246,135	-	478	\$ 246,613
3 Cash Sweep	\$ 444,016	-	-	\$ 444,016
4 General Sub-account	-	-	-	-
5 Revenue	-	401,168	-	401,168
6 Sinking Fund	-	138	-	138
7 Capitalized Interest	-	-	-	-
8 Debt Service Reserve	-	766,100	-	766,100
9 Interest Account	-	6,244	-	6,244
10 Prepayment Account	-	4	-	4
11 Bond Redemption	-	-	-	-
12 Acquisition & Construction	-	-	-	-
13 Accounts Receivable	-	-	-	-
14 On-Roll Assessments Receivable	424,443	438,270	-	862,713
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	281,378	-	281,378
18 Prepaid	-	-	-	-
19 Deposits	3,900	-	-	3,900
20 Total Assets	\$ 1,118,493	1,893,303	478	\$ 3,012,274
21 Liabilities:				
22 Accounts Payable	637	-	-	637
23 Due to Other Funds	281,378	-	-	281,378
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	424,443	438,270	-	862,713
26 Retainage Payable	-	-	-	-
27 Total Liabilities	\$ 706,458	438,270	-	\$ 1,144,728
28 Fund Balance:				
29 Non-Spendable:				
30 Deposits & Prepaid	3,900	-	-	3,900
31 Restricted for:				
32 Debt Service	-	1,455,033	-	1,455,033
33 Capital Projects	-	-	478	478
34 Unassigned	408,136	-	-	408,136
35 Total Fund Balance	\$ 412,036	1,455,033	478	\$ 1,867,546
36 Total Liabilities & Fund Balance	\$ 1,118,493	1,893,303	478	\$ 3,012,274

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 689,500	\$ 179,513	\$ 265,057	\$ (424,443)	38.44%
3 Excess Assessments	-	-	-	-	0.00%
4 Miscellaneous Revenue	-	200	725	725	950.00%
5 Interest	-	623	791	791	0.00%
6 Total Revenue	689,500	180,336	266,573	(422,927)	38.66%
7 Expenditures:					
8 General Administrative:					
9 Supervisors Compensation	10,000	600	1,400	(8,600)	14.00%
10 Management Consulting Services	38,000	3,167	9,500	(28,500)	25.00%
11 Administrative Services	2,087	174	522	(1,565)	25.00%
12 Auditing Services	3,250	-	-	(3,250)	0.00%
13 Regulatory Permit Fees	175	-	175	-	100.00%
14 Legal Advertisements	1,000	-	92	(908)	9.18%
15 Engineering Services	40,000	-	-	(40,000)	0.00%
16 Legal Services	70,000	-	13,268	(56,732)	18.95%
17 Website Hosting	2,316	253	2,274	(42)	98.19%
18 Total General Administrative	166,828	4,194	27,231	(139,597)	16.32%
19 Insurance:					
20 Property, General Liability, Prof.	28,051	-	26,354	(1,697)	93.95%
21 Total Insurance	28,051	-	26,354	(1,697)	93.95%
22 Debt Administration:					
23 Dissemination Agent	8,800	-	8,800	-	100.00%
24 Trustee Fees	6,400	-	4,267	(2,133)	66.67%
25 Arbitrage	1,300	-	-	(1,300)	0.00%
26 Total Debt Administration	16,500	-	13,067	(3,433)	79.19%
27 Physical Environment:					
28 Field Manager	30,633	2,553	7,658	(22,975)	25.00%
29 Electricity (Irrigation & Pond Pumps)	6,238	485	1,502	(4,736)	24.08%
30 Streetpole Lighting	23,039	1,125	4,396	(18,643)	19.08%
31 Water (County)	6,840	333	1,049	(5,791)	15.34%
32 Landscaping Maintenance	65,000	5,220	16,098	(48,903)	24.77%
33 Landscape Replenishment	6,064	-	-	(6,064)	0.00%
34 Irrigation Maintenance	5,513	-	-	(5,513)	0.00%
35 Stormwater Drainage/Stormwater Bank Repair	11,000	-	-	(11,000)	0.00%
36 Environmental Mitigation & Pond Maintenance	12,540	1,025	3,075	(9,465)	24.52%
37 Remote Security	6,062	338	1,431	(4,631)	23.61%
38 Gate Management	1,260	-	315	(945)	25.00%
39 Gate Access Cards	3,200	-	-	(3,200)	0.00%
40 Receptionist/Call Boxes	4,800	-	250	(4,550)	5.21%
41 Gate Repair	6,500	4,305	4,305	(2,195)	66.23%
42 Amenity & Community Maint & Repair	29,000	-	5,653	(23,347)	19.49%
43 Field Contingency	62,000	154	462	(61,538)	0.75%
44 Total Physical Environment	279,689	15,538	46,195	(233,494)	16.52%
45 Amenity Center Operations:					
46 Pool Service Contract	26,500	2,700	8,813	(17,687)	33.26%
47 Pool Permit	250	-	-	(250)	0.00%
48 Amenity Management	28,878	2,407	7,220	(21,659)	25.00%
49 Amenity Website & E-Blast	500	-	-	(500)	0.00%
50 Amenity Janitorial Services	10,804	900	2,701	(8,103)	25.00%
51 Amenity Center Internet	5,714	356	1,040	(4,674)	18.21%
52 Amenity Center Pest Control	2,000	145	435	(1,565)	21.75%

53	Refuse Service	1,654	139	418	(1,236)	25.27%
54	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0.00%
55	Total Amenity Center Operations	98,432	6,647	20,627	(77,805)	20.96%
56	Reserves:					
57	Reserve Fund Contribution	100,000	-	-	(100,000)	0.00%
58	Total Reserves	100,000	-	-	(100,000)	0.00%
59	Total Expenditures:	689,500	26,379	133,473	(556,027)	19.36%
60	Other Financing Sources (Uses):					
61	Transfers In		-	-		
62	Transfers Out					
63	Total Other Financing Sources (Uses)		-		-	
64	Excess Revenue Over (Under) Expenditures		153,957	133,100		
65	Fund Balance - Beginning	3,744			278,935	
66	Fund Balance - Ending			\$	412,036	

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 711,963	\$ 185,361	\$ 273,692	\$ (438,270)	38.44%
3 Excess Assessments	-	-	-	-	0.00%
4 Prepayment Income	-	-	-	-	0.00%
5 Interest	3,604	12,821	12,821	5457.00%	
6 Total Revenue	711,963	188,965	286,513	(425,449)	40.24%
7 Expenditures:					
8 Interest Expense					
9 May 1, 2026	257,722	-	-	(257,722)	0.00%
10 November 1, 2025	253,091	-	257,722	4,631	101.83%
11 Principal Retirement					
12 May 1, 2026	195,000	-	-	(195,000)	0.00%
13 Total Expenditures:	705,813	-	257,722	(448,091)	36.51%
14 Other Financing Sources (Uses):					
15 Transfers In	-	-	-	-	
16 Transfers Out	-	-	-	-	
17 Total Other Financing Sources (Uses)	-	-	-	-	
18 Excess Revenue Over (Under) Expenditures	6,150	188,965	28,791		
19 Fund Balance - Beginning				1,426,241	
20 Fund Balance - Ending				\$ 1,455,033	

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

	Actual	
	Year-to-Date	
1 Revenue:		
2 Bond Proceeds	\$ -	
3 Miscellaneous Revenue	- -	
4 Interest	- -	
5 Total Revenue	- -	
6 Expenditures:		
7 Funding Requests	- -	
8 Landscape Maintenance	- -	
9 Environmental Mitigation & Pond Maintenance	- -	
10 Requisition Expenses	- -	
11 Retainage Expense	- -	
12 Total Expenditures:	- -	
13		
14 Other Financing Sources (Uses):		
15 Transfers In	- -	
16 Transfers Out	- -	
17 Total Other Financing Sources (Uses)	- -	
18 Excess Revenue Over (Under) Expenditures	- -	
19 Fund Balance - Beginning	478	
20 Fund Balance - Ending	\$ 478	

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
1101000 - Cash- Operating Account							
	Bill Pmt -Check	12/01/2025	100645	Vesta Property Services Inc	Invoice: 429576 (Reference: Amenity Management.)	8,357.91	
	Bill Pmt -Check	12/01/2025	100646	Contact One	Invoice: 251101170101 (Reference: 12/1/25 - 12/31/25.)	183.50	
	Bill Pmt -Check	12/01/2025	100647	Green Earth Pest Control & Lawn Maint	Invoice: 66233 (Reference: Landscape Mgmt & Pest Control.)	5,220.00	
	Bill Pmt -Check	12/01/2025	100648	Integrated Access Solutions LLC	Invoice: 5092 (Reference: Service Call on Gate.)	250.00	
	Transfer	12/01/2025			Funds Transfer	19.59	
	Transfer	12/02/2025			Funds Transfer		5,653.50
	Bill Pmt -Check	12/03/2025	100649	Charles Aquatics, Inc	Invoice: 54618 (Reference: Aquatic Management 6 ponds Dec 25.)	1,025.00	
	Bill Pmt -Check	12/03/2025	100650	Cintas Corporation	Invoice: 9348776845 (Reference: AED AUTOMATIC AGREEMENT.)	154.00	
	Bill Pmt -Check	12/03/2025	100651	Hi-Tech System Associates, Inc.	Invoice: 434486 (Reference: Security Monitoring.)	279.85	
	Bill Pmt -Check	12/03/2025	100652	Integrated Access Solutions LLC	Invoice: 5145 (Reference: Monthly PM Plan.)	125.00	
	Transfer	12/03/2025			Funds Transfer	139.30	
	Bill Pmt -Check	12/03/2025	120325ACH1	Waste Pro - Palm Coast	Solid waste service		139.30
	Deposit	12/04/2025			Deposit	200.00	
	Transfer	12/04/2025			Funds Transfer	1,383.85	
	Bill Pmt -Check	12/05/2025	100653	Kutak Rock LLP	Invoice: 3657953 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3657949 (Reference: 12/1/25 - 12/31/25.)	13,268.40	
	Transfer	12/05/2025			Funds Transfer	175.00	
	Bill Pmt -Check	12/09/2025	1566	Alfred W. Myslicki, Jr.	BOS Meeting 12/8/25	200.00	
	Bill Pmt -Check	12/09/2025	1567	Clare M. Olson	BOS Meeting 12/8/25	200.00	
	Bill Pmt -Check	12/09/2025	1568	Kimberly D. Inman	BOS Meeting 12/8/25	200.00	
	Transfer	12/09/2025			Funds Transfer	8,357.91	
	Bill Pmt -Check	12/12/2025	100654	Hawkins Inc.	Invoice: 7273533 (Reference: Pool Chemicals.)	492.00	
	Transfer	12/15/2025			Funds Transfer	200.00	
	Transfer	12/17/2025			Funds Transfer		171,874.52
	Bill Pmt -Check	12/17/2025	121725ACH1	Orkin	Reference: Pest Control.		145.00
	Deposit	12/17/2025			Deposit	185,287.92	
	Transfer	12/18/2025			Funds Transfer	200.00	
	Transfer	12/19/2025			Funds Transfer	345.72	
	Bill Pmt -Check	12/19/2025	121925ACH1	St. Johns County Utility Department	835 Parkland Trl - 10/19/25 - 11/19/25	345.72	
	Transfer	12/22/2025			Funds Transfer	811.50	
	Bill Pmt -Check	12/22/2025	122225ACH2	AT&T	Internet 11/28/25 - 12/27/25	149.80	
	Bill Pmt -Check	12/22/2025	122225CC1	US Bank Credit Card	Various Purchases 10/29/25 - 11/26/25	661.70	
	Bill Pmt -Check	12/23/2025	122325ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Nov 12, 2025 to Dec 11, 2025	32.51	
	Bill Pmt -Check	12/23/2025	122325ACH2	Florida Power & Light	795 Parkland Trail, #IRR Nov 12, 2025 to Dec 11, 2025	49.41	
	Bill Pmt -Check	12/23/2025	122325ACH3	Florida Power & Light	661 Parkland Trl #Fountain Nov 12, 2025 to Dec 11, 2025	436.01	
	Bill Pmt -Check	12/23/2025	122325ACH4	Florida Power & Light	100 PARKLAND TRL Nov 12, 2025 to Dec 11, 2025	1,092.22	
	Transfer	12/23/2025			Funds Transfer	1,810.15	
	Bill Pmt -Check	12/24/2025	100655	DoorKing, Inc.	Invoice: 2649868 (Reference: 11/12/25 - 12/11/25.)	57.95	
	Bill Pmt -Check	12/24/2025	100656	Vesta District Services	Invoice: 422996 (Reference: Management Fees Dec 25.)	3,408.58	
	Bill Pmt -Check	12/24/2025	100657	Integrated Access Solutions LLC	Invoice: 5255 (Reference: Installation of Barcode Scanner.)	4,305.00	
	Bill Pmt -Check	12/24/2025	100658	Green Earth Pest Control & Lawn Maint	Invoice: 66812 (Reference: Landscape Mgmt & Pest Control Dec 25.)	5,220.00	
	Transfer	12/24/2025			Funds Transfer		179,586.62
	Deposit	12/24/2025			Deposit	9,788.74	
	Bill Pmt -Check	12/26/2025	122625ACH1	AT&T	Internet 12/2/25 - 1/1/26	205.79	
	Transfer	12/26/2025			Funds Transfer		
	Transfer	12/31/2025			Funds Transfer	492.00	
	Deposit	12/31/2025			Interest	21.23	
Total 1101000 - Cash- Operating Account						394,453.44	397,685.38
1101010 - BU Sweep							
	Transfer	12/01/2025			Funds Transfer	19.59	
	Transfer	12/02/2025			Funds Transfer		5,653.50
	Transfer	12/03/2025			Funds Transfer	139.30	
	Transfer	12/04/2025			Funds Transfer		1,383.85
	Transfer	12/05/2025			Funds Transfer	175.00	
	Transfer	12/09/2025			Funds Transfer	8,357.91	

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Transfer	12/15/2025		Funds Transfer			200.00
	Transfer	12/17/2025		Funds Transfer		171,874.52	
	Transfer	12/18/2025		Funds Transfer			200.00
	Transfer	12/19/2025		Funds Transfer			345.72
	Transfer	12/22/2025		Funds Transfer			811.50
	Transfer	12/23/2025		Funds Transfer			1,810.15
	Transfer	12/24/2025		Funds Transfer		179,586.62	
	Transfer	12/26/2025		Funds Transfer			9,788.74
	Transfer	12/31/2025		Funds Transfer			492.00
	Deposit	12/31/2025		Interest		601.54	
Total 1101010 - BU Sweep						352,082.27	29,357.67
725900 - 2019A - Revenue							
	Transfer	12/02/2025		Funds Transfer		2,373.52	
	Deposit	12/02/2025		Interest		1,175.91	
Total 725900 - 2019A - Revenue						3,549.43	0.00
7256000 - 2019A - DS Reserve							
	Transfer	12/02/2025		Funds Transfer			2,373.52
	Deposit	12/02/2025		Interest		2,373.52	
Total 7256000 - 2019A - DS Reserve						2,373.52	2,373.52
7256100 - 2019A - Interest Acct.							
	Deposit	12/02/2025		Interest		54.34	
Total 7256100 - 2019A - Interest Acct.						54.34	0.00
1131005 - On Roll Assessment Receivable							
Total 1131005 - On Roll Assessment Receivable	General Journal	12/31/2025	143		Tax Distribution December 2025		179,513.18
2131001 - Due From GF 001 (201)						0.00	179,513.18
Total 2131001 - Due From GF 001 (201)	General Journal	12/31/2025	143		Tax Distribution December 2025		
2131005 - DS On Roll Assessment Rec						185,361.36	
Total 2131005 - DS On Roll Assessment Rec	General Journal	12/31/2025	143		Tax Distribution December 2025		185,361.36
1202000 - Accounts Payable						0.00	185,361.36
	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.		8,357.91
	Bill Pmt -Check	12/01/2025	100645	Vesta Property Services Inc	Invoice: 429576 (Reference: Amenity Management.)		
	Bill Pmt -Check	12/01/2025	100646	Contact One	Invoice: 251101170101 (Reference: 12/1/25 - 12/31/25.)		183.50
	Bill Pmt -Check	12/01/2025	100647	Green Earth Pest Control & Lawn Maint	Invoice: 66233 (Reference: Landscape Mgmt & Pest Control.)		5,220.00
	Bill Pmt -Check	12/01/2025	100648	Integrated Access Solutions LLC	Invoice: 5092 (Reference: Service Call on Gate.)		250.00
	Bill	12/01/2025	54618	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Dec 25.		1,025.00
	Bill	12/01/2025	434486	Hi-Tech System Associates, Inc.	Reference: Security Monitoring.		279.85
	Bill	12/01/2025	0000450182	Waste Pro - Palm Coast	Solid waste service		139.30
	Bill	12/01/2025	309264701 12/25	AT&T	Internet 12/2/25 - 1/1/26		205.79
	Bill	12/01/2025	429996	Vesta District Services	Reference: Management Fees Dec 25.		3,408.58
	Bill Pmt -Check	12/03/2025	100649	Charles Aquatics, Inc	Invoice: 54618 (Reference: Aquatic Management 6 ponds Dec 25.)		1,025.00
	Bill Pmt -Check	12/03/2025	100650	Cintas Corporation	Invoice: 9348776845 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
	Bill Pmt -Check	12/03/2025	100651	Hi-Tech System Associates, Inc.	Invoice: 434486 (Reference: Security Monitoring.)		279.85
	Bill Pmt -Check	12/03/2025	100652	Integrated Access Solutions LLC	Invoice: 5145 (Reference: Monthly PM Plan.)		125.00
	Bill Pmt -Check	12/03/2025	120325ACH1	Waste Pro - Palm Coast	Solid waste service		139.30
	Bill	12/04/2025	7273533	Hawkins Inc.	Reference: Pool Chemicals.		492.00
	Bill Pmt -Check	12/05/2025	100653	Kutak Rock LLP	Invoice: 3657953 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3657949 (Refere...		13,268.40
	Bill	12/09/2025	12825	Alfred W. Myslicki, Jr.	BOS Meeting 12/8/25		200.00
	Bill	12/09/2025	12825	Clare M. Olson	BOS Meeting 12/8/25		200.00
	Bill	12/09/2025	12825	Kimberly D. Inman	BOS Meeting 12/8/25		200.00
	Bill Pmt -Check	12/09/2025	1566	Alfred W. Myslicki, Jr.	BOS Meeting 12/8/25		200.00
	Bill Pmt -Check	12/09/2025	1567	Clare M. Olson	BOS Meeting 12/8/25		200.00
	Bill Pmt -Check	12/09/2025	1568	Kimberly D. Inman	BOS Meeting 12/8/25		200.00

Parkland Preserve CDD

GL Detail

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	12/11/2025	80159-46489	12/25 Florida Power & Light	100 PARKLAND TRL Nov 12, 2025 to Dec 11, 2025	1,092.22	
	Bill	12/11/2025	07380-54261	12/25 Florida Power & Light	565 PARKLAND TRL # ENT Nov 12, 2025 to Dec 11, 2025	32.51	
	Bill	12/11/2025	00268-43268	12/25 Florida Power & Light	795 Parkland Trail, #IRR Nov 12, 2025 to Dec 11, 2025	49.41	
	Bill	12/11/2025	51433-49560	12/25 Florida Power & Light	661 Parkland Trl #Fountain Nov 12, 2025 to Dec 11, 2025	436.01	
	Bill Pmt -Check	12/12/2025	100654	Hawkins Inc.	Invoice: 7273533 (Reference: Pool Chemicals.)	492.00	
	Bill	12/12/2025	2649868	DoorKing, Inc.	Reference: 11/12/25 - 12/11/25.	57.95	
	Bill	12/15/2025	287270231	Orkin	Reference: Pest Control.	145.00	
	Bill	12/17/2025	5255	Integrated Access Solutions LLC	Reference: Installation of Barcode Scanner.	4,305.00	
	Bill Pmt -Check	12/17/2025	121725ACH1	Orkin	Reference: Pest Control.	145.00	
	Bill Pmt -Check	12/19/2025	121925ACH1	St. Johns County Utility Department	835 Parkland Trl - 10/19/25 - 11/19/25	345.72	
	Bill	12/19/2025	576585-139614	12/25 St. Johns County Utility Department	835 Parkland Trl - 11/19/25 - 12/18/25	333.34	
	Bill	12/22/2025	66812	Green Earth Pest Control & Lawn Maint	Reference: Landscape Mgmt & Pest Control Dec 25.	5,220.00	
	Bill Pmt -Check	12/22/2025	122225ACH2	AT&T	Internet 11/28/25 - 12/27/25	149.80	
	Bill Pmt -Check	12/22/2025	122225CC1	US Bank Credit Card	Various Purchases 10/29/25 - 11/26/25	661.70	
	Bill Pmt -Check	12/23/2025	122325ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Nov 12, 2025 to Dec 11, 2025	32.51	
	Bill Pmt -Check	12/23/2025	122325ACH2	Florida Power & Light	795 Parkland Trail, #IRR Nov 12, 2025 to Dec 11, 2025	49.41	
	Bill Pmt -Check	12/23/2025	122325ACH3	Florida Power & Light	661 Parkland Trl #Fountain Nov 12, 2025 to Dec 11, 2025	436.01	
	Bill Pmt -Check	12/23/2025	122325ACH4	Florida Power & Light	100 PARKLAND TRL Nov 12, 2025 to Dec 11, 2025	1,092.22	
	Bill Pmt -Check	12/24/2025	100655	DoorKing, Inc.	Invoice: 2649868 (Reference: 11/12/25 - 12/11/25.)	57.95	
	Bill Pmt -Check	12/24/2025	100656	Vesta District Services	Invoice: 429996 (Reference: Management Fees Dec 25.)	3,408.58	
	Bill Pmt -Check	12/24/2025	100657	Integrated Access Solutions LLC	Invoice: 5255 (Reference: Installation of Barcode Scanner.)	4,305.00	
	Bill Pmt -Check	12/24/2025	100658	Green Earth Pest Control & Lawn Maint	Invoice: 66812 (Reference: Landscape Mgmt & Pest Control Dec 25.)	5,220.00	
	Bill Pmt -Check	12/26/2025	122625ACH1	AT&T	Internet 12/2/25 - 1/1/26	205.79	
	Bill	12/27/2025	310213500	1/26 AT&T	Internet 12/28/25 - 1/27/26	149.80	
	Bill	12/31/2025	9353367183	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1202000 - Accounts Payable						46,204.65	26,483.67
1202105 - Deferred On Roll Assessment	General Journal	12/31/2025	143		Tax Distribution December 2025	<u>179,513.18</u>	<u>0.00</u>
Total 1202105 - Deferred On Roll Assessment						<u>179,513.18</u>	<u>0.00</u>
1207001 - DTDF- Due to Debt Service Fund	General Journal	12/31/2025	143		Tax Distribution December 2025	<u>185,361.36</u>	<u>0.00</u>
Total 1207001 - DTDF- Due to Debt Service Fund						<u>0.00</u>	<u>185,361.36</u>
2230005 - Deferred Assessments DS2019	General Journal	12/31/2025	143		Tax Distribution December 2025	<u>185,361.36</u>	<u>0.00</u>
Total 2230005 - Deferred Assessments DS2019						<u>185,361.36</u>	<u>0.00</u>
1300000 - Temp Deposits - GF	Deposit	12/17/2025			St. John County		185,287.92
	Deposit	12/24/2025			St. Johns County		179,586.62
	General Journal	12/31/2025	143		Tax Distribution December 2025	<u>364,874.54</u>	<u>0.00</u>
Total 1300000 - Temp Deposits - GF						<u>364,874.54</u>	<u>364,874.54</u>
1363005 - Interest - Investments	Deposit	12/31/2025			Interest		21.23
	Deposit	12/31/2025			Interest		601.54
Total 1363005 - Interest - Investments						<u>0.00</u>	<u>622.77</u>
1363095 - Rental Income	Deposit	12/04/2025	3562		Roderick Burney- Amenity center rental		100.00
Total 1363095 - Rental Income						<u>0.00</u>	<u>100.00</u>
1363097 - Gate Access Cards	Deposit	12/04/2025	4904		James Mack- Gate access card		25.00
	Deposit	12/04/2025	6518		Clare Olson- Gate access card		25.00
	Deposit	12/04/2025	228		Danise Fulton- Gate access card		25.00
	Deposit	12/04/2025	2124		Patricia Davis- Gate access card		25.00
Total 1363097 - Gate Access Cards						<u>0.00</u>	<u>100.00</u>
1363111 - Assessments On Roll	General Journal	12/31/2025	143		Tax Distribution December 2025	<u>179,513.18</u>	<u>0.00</u>

Parkland Preserve CDD

GL Detail

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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1363111 - Assessments On Roll						0.00	179,513.18
2361001 - Interest- Investment 201							
	Deposit	12/02/2025			Interest		1,175.91
	Deposit	12/02/2025			Interest		2,373.52
	Deposit	12/02/2025			Interest		54.34
Total 2361001 - Interest- Investment 201						0.00	3,603.77
2363109 - SPEC Assessment On Roll 201							
	General Journal	12/31/2025	143		Tax Distribution December 2025		185,361.36
Total 2363109 - SPEC Assessment On Roll 201						0.00	185,361.36
1100000 - Administrative							
1511001 - Supervisors Compensation							
	Bill	12/09/2025	12825	Alfred W. Myslicki, Jr.	BOS Meeting 12/8/25	200.00	
	Bill	12/09/2025	12825	Clare M. Olson	BOS Meeting 12/8/25	200.00	
	Bill	12/09/2025	12825	Kimberly D. Inman	BOS Meeting 12/8/25	200.00	
Total 1511001 - Supervisors Compensation						600.00	0.00
1513025 - Management Consulting Services							
	Bill	12/01/2025	429996	Vesta District Services	Reference: Management Fees Dec 25.	3,166.66	
Total 1513025 - Management Consulting Services						3,166.66	0.00
1513029 - Administrative Services							
	Bill	12/01/2025	429996	Vesta District Services	Reference: Management Fees Dec 25.	173.92	
Total 1513029 - Administrative Services						173.92	0.00
1514020 - Website Hosting & Management							
	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
	Bill	12/01/2025	429996	Vesta District Services	Reference: Management Fees Dec 25.	68.00	
Total 1514020 - Website Hosting & Management						253.00	0.00
Total 1100000 - Administrative						4,193.58	0.00
1160000 - Physical Environment							
1513012 - Field Manager							
	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.	2,552.75	
Total 1513012 - Field Manager						2,552.75	0.00
1513013 - Remote Security							
	Bill	12/01/2025	434486	Hi-Tech System Associates, Inc.	Reference: Security Monitoring.	279.85	
	Bill	12/12/2025	2649868	DoorKing, Inc.	Reference: 11/12/25 - 12/11/25.	57.95	
Total 1513013 - Remote Security						337.80	0.00
1513019 - Gate Management							
	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.Reference: Amenity Management.	105.00	
Total 1513019 - Gate Management						105.00	0.00
1513045 - Electricity (Irrig and Pumps)							
	Bill	12/11/2025	00268-43268 12/25	Florida Power & Light	795 Parkland Trail, #IRR Nov 12, 2025 to Dec 11, 2025	49.41	
	Bill	12/11/2025	51433-49560 12/25	Florida Power & Light	661 Parkland Trl # Fountain Nov 12, 2025 to Dec 11, 2025	436.01	
Total 1513045 - Electricity (Irrig and Pumps)						485.42	0.00
1513052 - Electricity(Streetlights)							
	Bill	12/11/2025	80159-46489 12/25	Florida Power & Light	100 PARKLAND TRL Nov 12, 2025 to Dec 11, 2025	1,092.22	
	Bill	12/11/2025	07380-54261 12/25	Florida Power & Light	565 PARKLAND TRL # ENT Nov 12, 2025 to Dec 11, 2025	32.51	
Total 1513052 - Electricity(Streetlights)						1,124.73	0.00
1530000 - Water (County)							
	Bill	12/19/2025	576585-139614 12/25	St. Johns County Utility Department	835 Parkland Trl - 11/19/25 - 12/18/25	333.34	
Total 1530000 - Water (County)						333.34	0.00
1530010 - Landscaping Maintenance							
	Bill	12/22/2025	66812	Green Earth Pest Control & Lawn Maint	Reference: Landscape Mgmt & Pest Control Dec 25.	5,220.00	
Total 1530010 - Landscaping Maintenance						5,220.00	0.00
1541020 - Env. Mitigation & Pond Maint							
	Bill	12/01/2025	54618	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Dec 25.	1,025.00	
Total 1541020 - Env. Mitigation & Pond Maint						1,025.00	0.00
1541035 - Field Contingency							

Parkland Preserve CDD

GL Detail

FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1541035 - Field Contingency	Bill	12/31/2025	9353367183	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
1546033 - Gate Repair						154.00	0.00
	Bill	12/17/2025	5255	Integrated Access Solutions LLC	Reference: Installation of Barcode Scanner.	4,305.00	
Total 1546033 - Gate Repair						4,305.00	0.00
Total 1160000 - Physical Environment						15,643.04	0.00
1180000 - Amenity Center Operations							
1541050 - Pool Service Contract	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.	2,208.33	
	Bill	12/04/2025	7273533	Hawkins Inc.	Reference: Pool Chemicals.	492.00	
Total 1541050 - Pool Service Contract						2,700.33	0.00
1541056 - Amenity Ctr Cleaning & Maint	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.	900.33	
Total 1541056 - Amenity Ctr Cleaning & Maint						900.33	0.00
1541058 - Amenity Management	Bill	12/01/2025	429576	Vesta Property Services Inc	Reference: Amenity Management.	2,406.50	
Total 1541058 - Amenity Management						2,406.50	0.00
1541091 - Amenity Ctr Internet	Bill	12/01/2025	309264701 12/25	AT&T	Internet 12/25 - 1/1/26	210.79	
	Bill	12/01/2025	309264701 12/25	AT&T	One time credit		5.00
	Bill	12/27/2025	310213500 1/26	AT&T	Internet 12/28/25 - 1/27/26	149.80	
Total 1541091 - Amenity Ctr Internet						360.59	5.00
1542060 - Amenity Cnter Pest Control	Bill	12/15/2025	287270231	Orkin	Pest Control.	145.00	
Total 1542060 - Amenity Cnter Pest Control						145.00	0.00
1546035 - Refuse Service	Bill	12/01/2025	0000450182	Waste Pro - Palm Coast	Solid waste service	139.30	
Total 1546035 - Refuse Service						139.30	0.00
Total 1180000 - Amenity Center Operations						6,652.05	5.00
TOTAL						1,740,316.76	1,740,316.76

EXHIBIT 11

Integrated Access Solutions, LLC

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



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Estimate

ADDRESS

Parkland Preserve

ESTIMATE # 2702

DATE 11/24/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/24/2025	BAI Barcode Scanner and Assembly w/ Pad Mount Kit	BAI Barcode Scanner and Assembly w/ Pad Mount Pedestal Kit	1	3,965.00	3,965.00T
	Labor	Labor to install new barcode reader	2	170.00	340.00T

Contact Integrated Access Solutions, LLC to pay.

Estimate is valid for 30 days from date of estimate.

SUBTOTAL	4,305.00
TAX	0.00
TOTAL	\$4,305.00

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 12



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

January 8, 2026

Mr. Logan Muether
Parkland Preserve Community Development District
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**Parkland Preserve Community Development District
(St. Johns County, Florida)**
\$11,485,000 Special Assessment Revenue Bonds, Series 2019A
\$3,200,000 Special Assessment Revenue Bonds, Series 2019B
(“Bonds”)

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended November 1, 2025 (“Computation Period”). This report indicates that there is no cumulative rebatable arbitrage liability as of November 1, 2025.

The next annual arbitrage rebate calculation date is November 1, 2026. We have provided a new engagement letter for the next two computation periods November 1, 2026, and November 1, 2027, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Caroline Cowart, BNY Mellon

***Parkland Preserve
Community Development
District***

*Parkland Preserve Community Development District
(St. Johns County, Florida) \$11,485,000 Special
Assessment Revenue Bonds, Series 2019A \$3,200,000
Special Assessment Revenue Bonds, Series 2019B*

For the period ended November 1, 2025



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

January 8, 2026

Parkland Preserve Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: Parkland Preserve Community Development District (St. Johns County, Florida)
\$11,485,000 Special Assessment Revenue Bonds, Series 2019A
\$3,200,000 Special Assessment Revenue Bonds, Series 2019B (“Bonds”)

Parkland Preserve Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended November 1, 2025 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(821,326.20) at November 1, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.1846%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Parkland Preserve Community Development District

January 8, 2026

(St. Johns County, Florida) \$11,485,000 Special Assessment Revenue Bonds, Series 2019A

\$3,200,000 Special Assessment Revenue Bonds, Series 2019B

For the period ended November 1, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 31, 2019.
2. The end of the first Bond Year for the Bonds is November 1, 2019.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Parkland Preserve Community Development District

January 8, 2026

(St. Johns County, Florida) \$11,485,000 Special Assessment Revenue Bonds, Series 2019A

\$3,200,000 Special Assessment Revenue Bonds, Series 2019B

For the period ended November 1, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued for the purpose of providing funds to (i) finance a portion of the cost of construction installation and equipping of public infrastructure improvements, (ii) fund the 2019A Reserve Account in an amount which equals the Debt Service Reserve Requirement for the Series 2019A Bonds and the 2019B Reserve Account in an amount which equals the Debt Service Reserve Requirement for the Series 2019B Bonds, (iii) fund capitalized interest on the Bonds through November 1, 2020, and (iv) pay the costs associated with the issuance of the Bonds.
12. The bond documents selected the Bond Year to begin on each November 2, and end on the succeeding November 1, with the initial Bond Year beginning March 31, 2019, and ending on November 1, 2019.
13. Parkland Preserve Community Development District Special Assessment Revenue Bonds Series 2019B was redeemed in full on May 1, 2023, but the Series 2019A portion of the Bonds is still outstanding as of November 1, 2025, and thus remain subject to arbitrage compliance.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Parkland Preserve Community Development District

January 8, 2026

(St. Johns County, Florida) \$11,485,000 Special Assessment Revenue Bonds, Series 2019A

\$3,200,000 Special Assessment Revenue Bonds, Series 2019B

For the period ended November 1, 2025

DEFINITIONS

14. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
15. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
16. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
17. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
18. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
19. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Parkland Preserve Community Development District

January 8, 2026

(St. Johns County, Florida) \$11,485,000 Special Assessment Revenue Bonds, Series 2019A

\$3,200,000 Special Assessment Revenue Bonds, Series 2019B

For the period ended November 1, 2025

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Parkland Preserve Community Development District

January 8, 2026

(St. Johns County, Florida) \$11,485,000 Special Assessment Revenue Bonds, Series 2019A

\$3,200,000 Special Assessment Revenue Bonds, Series 2019B

For the period ended November 1, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE	ALLOWABLE EARNINGS
					AT BOND YIELD 5.1846%	
11 / 2 / 2023	BEGINNING BALANCE		0.00	769,231.77	852,029.30	82,797.53
11 / 2 / 2023	INTEREST ACCRUAL REVERSAL		(3,131.76)	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.99	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.64	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.41	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.70	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.39	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		322.94	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		429.70	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.49	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.65	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.73	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.34	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.83	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.65	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.50	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.70	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		323.40	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.78	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.53	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.44	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.58	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		107.79	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND		322.63	0.00	0.00	0.00
11 / 2 / 2023	2019A DEBT SERVICE RESERVE FUND	0.00	(3,335.81)	(3,694.87)	(359.06)	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	323.23	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	107.81	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	107.85	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	215.93	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	107.68	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	108.30	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	107.78	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	108.34	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	324.49	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	107.66	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	107.90	0.00	0.00	0.00	
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	108.25	0.00	0.00	0.00	

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		107.62	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		323.73	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		108.19	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		107.68	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		322.87	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		107.95	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		107.93	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		107.53	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND		107.73	0.00	0.00	0.00
12 / 4 / 2023	2019A DEBT SERVICE RESERVE FUND	0.00	(3,236.45)	(3,568.54)	(332.09)	
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.99	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	108.00	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.91	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	431.89	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	108.05	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	323.96	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	323.89	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.94	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	323.59	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.90	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.97	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.93	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.94	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	108.12	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.89	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.90	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	108.07	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	323.67	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	108.00	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	107.90	0.00	0.00	0.00	0.00
1 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,346.51)	(3,674.71)	(328.20)	
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	107.39	0.00	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	107.36	0.00	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	107.99	0.00	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	429.46	0.00	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	107.49	0.00	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	322.08	0.00	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.39	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		322.22	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.47	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.43	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.56	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.59	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		322.16	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.40	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.40	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.38	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.61	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.41	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.48	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.37	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.35	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.68	0.00	0.00	0.00
2 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,330.67)	(3,642.26)	(311.59)	
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.08	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.14	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.09	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		321.39	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.16	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.11	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		321.33	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.27	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.12	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.17	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.13	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.29	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		321.60	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.28	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.14	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.14	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.18	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		428.52	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.21	0.00	0.00	0.00
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		107.13	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE	ALLOWABLE EARNINGS
					AT BOND YIELD 5.1846%	
3 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		0.00	(3,107.48)	(3,382.77)	(275.29)
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.84	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.78	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.98	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.86	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.91	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.90	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.67	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.50	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.84	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.94	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.91	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.82	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		428.09	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.91	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.88	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.82	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.09	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.90	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.48	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.95	0.00	0.00	0.00
4 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		0.00	(3,314.07)	(3,593.33)	(279.26)
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.71	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.56	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.61	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.84	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.81	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.56	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.59	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		319.74	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.77	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.88	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		319.73	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.73	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.56	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.55	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.95	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.03	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.12	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.87	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.69	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.30	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.70	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.23	0.00	0.00	0.00
5 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,200.53)	(3,455.45)	(254.92)	
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	107.04	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.67	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	320.14	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.76	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.66	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.67	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	319.89	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	107.08	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.70	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	427.32	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.76	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.98	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.62	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.74	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.61	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.93	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.60	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.61	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.61	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	319.81	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.76	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	106.65	0.00	0.00	0.00	0.00
6 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,308.61)	(3,555.92)	(247.31)	
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	320.11	0.00	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	106.94	0.00	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	106.59	0.00	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	213.37	0.00	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	106.69	0.00	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	320.24	0.00	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.83	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.70	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.70	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.66	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.64	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.59	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		214.16	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.97	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		319.82	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.62	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.88	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.74	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.60	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.78	0.00	0.00	0.00
7 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,202.63)	(3,428.34)	(225.71)	
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		107.07	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.76	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.72	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.78	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.75	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		213.15	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.79	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.72	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.19	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.78	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.60	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.79	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.76	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.68	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.92	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		319.68	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.66	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.65	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.84	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.67	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		106.82	0.00	0.00	0.00
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		320.24	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
8 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		0.00	(3,309.02)	(3,527.16)	(218.14)
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		319.18	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.40	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.25	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.52	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		212.57	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.43	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.37	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.30	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.36	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.43	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.45	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.47	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.27	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.45	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.27	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		319.68	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.30	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.43	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.61	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		319.16	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		106.43	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		319.36	0.00	0.00	0.00
9 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		0.00	(3,298.69)	(3,500.18)	(201.49)
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		212.57	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.83	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.56	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		296.70	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.64	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.84	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.55	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		99.24	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		99.60	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		99.15	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.83	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		317.38	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.78	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		299.79	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.52	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.53	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		317.02	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		100.30	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		99.08	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		105.78	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND		98.89	0.00	0.00	0.00
10 / 2 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,096.58)	(3,272.67)	(176.09)	
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.06	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		96.74	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.26	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.83	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.93	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		98.84	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.82	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		96.76	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.42	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		96.92	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		98.64	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.09	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.50	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.15	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		290.75	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		98.16	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		291.59	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		390.07	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		96.96	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		97.58	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		96.69	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND		294.18	0.00	0.00	0.00
11 / 4 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(3,020.94)	(3,178.24)	(157.30)	
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		281.65	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.57	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.59	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		95.60	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.83	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		94.32	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		96.21	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.76	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		95.62	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.96	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		280.61	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		186.63	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		378.17	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		288.86	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		94.15	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		95.65	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.49	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		186.87	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND		93.71	0.00	0.00	0.00
12 / 3 / 2024	2019A DEBT SERVICE RESERVE FUND	0.00	(2,830.25)	(2,965.37)	(135.12)	
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.73	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	91.80	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.75	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	89.95	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	93.31	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.62	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	277.87	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.29	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	268.72	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.23	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	90.43	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.30	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	90.00	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	90.36	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.66	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.88	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	271.35	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	90.00	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	91.71	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	92.13	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	276.19	0.00	0.00	0.00	0.00
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	180.23	0.00	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

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SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE	ALLOWABLE EARNINGS
					AT BOND YIELD 5.1846%	
1 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,834.51)	(2,957.19)	(122.68)
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.96	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.81	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		351.25	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.16	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.92	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.00	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.25	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.74	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.88	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.05	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.92	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		264.27	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		90.00	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.83	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		264.05	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.03	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.78	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		88.17	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		265.58	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.90	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.98	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.79	0.00	0.00	0.00
2 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,731.32)	(2,837.00)	(105.68)
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.54	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.45	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.31	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.14	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		261.68	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.42	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.23	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		262.67	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		175.84	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.49	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.15	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.51	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.28	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.32	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.42	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.34	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.57	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		349.05	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.44	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		87.42	0.00	0.00	0.00
3 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,447.27)	(2,531.14)	(83.87)
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.42	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.89	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.81	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.91	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.97	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		259.17	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		259.50	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		260.85	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.52	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.46	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		174.85	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.54	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.56	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.36	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		260.20	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.71	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.85	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.93	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.63	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		87.02	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.78	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.50	0.00	0.00	0.00
4 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,688.43)	(2,769.52)	(81.09)
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.77	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.16	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.87	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.61	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.13	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		259.55	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.19	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		258.19	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.59	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.90	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.38	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.53	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.60	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.03	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.46	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.44	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		258.46	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.19	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		344.42	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.34	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.69	0.00	0.00	0.00
5 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND	0.00	(2,588.50)	(2,655.22)	(66.72)	
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.74	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		256.62	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.80	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		86.04	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.89	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		342.53	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		258.05	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.64	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		86.01	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		86.14	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.90	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		257.91	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.63	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		86.14	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.85	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.89	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.53	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.63	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.95	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.87	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		86.14	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

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\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 31 / 2019 ISSUE DATE
 11 / 2 / 2023 BEGINNING OF COMPUTATION PERIOD
 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		85.68	0.00	0.00	0.00
6 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,660.58)	(2,717.16)	(56.58)
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.42	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.54	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.45	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.14	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		256.52	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		256.45	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.62	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		259.33	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.76	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.44	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		256.16	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.49	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.39	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.42	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.66	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.43	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.39	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		86.68	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		170.97	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.67	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.88	0.00	0.00	0.00
7 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,570.81)	(2,614.68)	(43.87)
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.48	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.85	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.15	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.60	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.36	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		256.84	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.85	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		343.72	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		258.34	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.63	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.22	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.93	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.93	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

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5 / 31 / 2019 ISSUE DATE
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 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.75	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.85	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.43	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		257.00	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.01	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.22	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		86.41	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.43	0.00	0.00	0.00
8 / 4 / 2025	2019A DEBT SERVICE RESERVE FUND		85.94	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	0.00	(2,662.94)	(2,684.99)	(22.05)	
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.56	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.82	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.67	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.77	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.54	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.66	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.72	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	257.54	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	257.25	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.69	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.43	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.70	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	255.93	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.75	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.37	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	257.22	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	256.89	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.68	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.33	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.72	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	85.33	0.00	0.00	0.00	0.00
9 / 3 / 2025	2019A DEBT SERVICE RESERVE FUND	0.00	(2,654.57)	(2,676.55)	(21.98)	
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND	82.35	0.00	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND	84.62	0.00	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND	82.07	0.00	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND	81.98	0.00	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND	82.67	0.00	0.00	0.00	0.00

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)

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SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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 11 / 1 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.1846%	ALLOWABLE EARNINGS
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		84.92	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		255.38	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		82.41	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		82.12	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		246.71	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		84.67	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		84.58	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.31	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		246.91	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		84.53	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.12	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		82.29	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		84.21	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.23	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		84.98	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		254.12	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		85.10	0.00	0.00	0.00
10 / 2 / 2025	2019A DEBT SERVICE RESERVE FUND		0.00	(2,512.28)	(2,522.66)	(10.38)
11 / 1 / 2025	INTEREST ACCRUAL		2,386.70	0.00	0.00	0.00
		<u>768,486.71</u>	<u>70,544.39</u>	<u>697,942.32</u>	<u>776,623.38</u>	<u>78,681.06</u>
	ACTUAL EARNINGS		70,544.39			
	ALLOWABLE EARNINGS		<u>78,681.06</u>			
	REBATABLE ARBITRAGE			(8,136.67)		
	FUTURE VALUE OF 11/1/2023 CUMULATIVE REBATABLE ARBITRAGE			(808,890.82)		
	FUTURE VALUE OF 11/1/2024 COMPUTATION DATE CREDIT			(2,178.71)		
	COMPUTATION DATE CREDIT			<u>(2,120.00)</u>		
	CUMULATIVE REBATABLE ARBITRAGE			(821,326.20)		

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Parkland Preserve
Community Development
District
c/o Vesta District Services
250 International
Parkway, Suite 208
Lake Mary, FL 32746

INVOICE # 004018**DATE** 01/08/2026**DUE DATE** 02/07/2026**TERMS** Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Parkland Preserve Community Development District (St. Johns County, Florida) \$11,485,000 Special Assessment Revenue Bonds, Series 2019A \$3,200,000 Special Assessment Revenue Bonds, Series 2019B – Rebatable Arbitrage Calculation for the period ended November 1, 2025.	650.00
BALANCE DUE	\$650.00

Thank You For Your Business

EXHIBIT 13



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

January 8, 2026

Parkland Preserve Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Parkland Preserve Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Parkland Preserve Community Development District (St. Johns County, Florida)
\$11,485,000 Special Assessment Revenue Bonds, Series 2019A
\$3,200,000 Special Assessment Revenue Bonds, Series 2019B

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the two annual bond years beginning November 2, 2025, through the period ending November 1, 2027, is \$1,300, which is \$650 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Parkland Preserve Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

ADDENDUM TO ARBITRAGE PROPOSAL ("ADDENDUM")

The following provisions govern the Agreement referenced below:

1. **Background** – During the Parkland Preserve Community Development District's ("District") regular meeting of the Board of Supervisor's ("Board") on October 23, 2023, the Board approved in substantial form the proposal ("Proposal", together with this Addendum, the "Agreement") of LLS Tax Solutions, Inc. ("LLS Tax," together with the District, the "Parties"), attached hereto as **Exhibit A**. The terms of the Proposal and this Addendum constitute the terms for this Agreement between the Parties ("Agreement").
2. **Services** – The Proposal sets forth the services and fees or other compensation to be provided for the services. In addition, LLS Tax agrees to render the arbitration services in compliance with federal tax laws.
3. **Invoices** - All invoices for fees or other compensation shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement.
4. **Public Records Laws** - LLS Tax further agrees to comply with public records laws, such as the requirements under section 119.0701 of the Florida Statutes, to the extent applicable.
5. **E-Verify** - Contractor shall comply with all applicable provisions of Section 448.095, *Florida Statutes*.
6. **Timing** - LLS Tax shall take all necessary steps to ensure the services are rendered in a timely fashion so that the District can make payments and submit all necessary IRS forms to the federal authorities in a timely manner.
7. **Termination** - This Agreement may be terminated for any or no reason upon 5 days prior written notice to the other party. In the event of any termination, LLS Tax's sole remedy shall be to collect any unpaid amounts earned under the Agreement, subject to any offsets that the District may have.
8. **Miscellaneous** - The Proposal and this Addendum constitute the complete and exclusive statement of the Agreement. The Parties understand that this Addendum shall not alter any of the terms of the Proposal except as described herein. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.

LLS TAX SOLUTIONS, INC.

Linda L. Scott
By: Linda L. Scott
Its: President
Date: 01/05/2026

PARKLAND PRESERVE COMMUNITY DEVELOPMENT
DISTRICT

M. Bataineh
By: Mohammad Bataineh
Its: Chairman
Date: 11/31/2023

EXHIBIT A: Arbitrage Services Proposal

EXHIBIT A:
Arbitrage Services Proposal

EXHIBIT 14



Quote #23866

Sent on 11/24/2025

Phone 904-679-4131

Email durfturf@gmail.com

From Green Earth Pest Control & Lawn Maintenance

4875 State Rd. 207

Elkton, FL 32033

Parkland Preserve CDD

Parkland Preserve

250 International Pkwy, Ste 208

Lake Mary, FL 32746

Product/Service	Description	Qty.	Unit Price	Total
Irrigation Repairs & Maintenance	Labor & material: Met Ron on-site regarding irrigation in CDD property at 206 Dovetail. Includes changing (2) sprays to NPRs and adding (6)NPRs to ensure full coverage of CDD turf.	1	\$1,280.00	\$1,280.00
Total				\$1,280.00

This quote is valid for the next 30 days, after which values may be subject to change.

Text messaging, also known as SMS, is one of the methods that Green Earth Pest Control & Lawn Maintenance, LLC uses to communicate with customers. Thank you for opting in to receive text messages. Green Earth Pest Control & Lawn Maintenance, LLC will send text message notifications for: appointment reminders/confirmation, marketing, invoices and invoice reminders. A mobile number is required to receive text messages. We are unable to send text messages to landlines. By agreeing to receive text messages, you acknowledge that standard text messaging rates from your wireless carrier may apply. Any costs related with receiving a text message are the responsibility of the individual receiving the messages. Check with your cellular provider for details on receiving text messages. Opt out of the texting service using one of the following methods: contact Green Earth Pest Control & Lawn Maintenance, LLC by phone or email to remove the phone number given for text message notifications; after receiving a message, text STOP to stop receiving messages. You will receive a confirmation text. For additional assistance, contact us by phone at 904-679-4131 or by email at durfturf@gmail.com.

EXHIBIT 15



D ARMSTRONG CONTRACTING LLC

9957 Moorings Drive, Ste. 405
Jacksonville, FL 32257

Proposal

Date	Proposal / Estimate #
12/10/2025	13669

Name / Address
PARKLAND PRESERVE CDD C/O Vesta District Services - Dana A. Har 250 Internationl Parkway, Ste 208 Lake Mary, FL 32746

Project Location
PARKLAND PRESERVE - Sinkhole @ CI 84 / 94 Spotted Owl Ln (Lots 188 / 189) St Augustine, FL 32095

Requested By:	P.O. No.	Terms	Rep	Project			
				84 Spotted Owl Ln - Hole at Storm Inlet			
Description				Qty	U/M	Unit Cost	Total
Discovery / Investigation Only: Sink Hole behind Storm Curb Inlet (ST-528). The cause of Sinkhole appears to be a failure in the storm curb inlet. Discovery of cause (Excavation), mobilization and Erosion control = \$4,000.00. Repair cost to be additional and estimated but not limited to \$800.00-\$1,000.00 based on assumption of minor repair at this time.	1	LS	4,950.00	4,950.00			
Scope of Work: Inspect storm pipe via visual inspection through the top of the box inlet. In the event the storm pipe is beyond a simple repair, repair by pressure grout and/or flowable fill may be necessary. It is also possible the cause could be from substandard work from originally installation of the storm system... Concrete Curb / Flume / Asphalt repair/replacement and import of lost fill dirt as well as cleaning out storm inlet and pipe(s) will most likely be recommended but is not included in this discovery process.							
Notes:							
1. 15" RCP from ST-528 North to ST-529 is under water 2. 18" RCP from ST-529 West to ST-517 is under water 3. ST-528 has +/- 12 inches of sand / Sediment in the bottom of it and it is assumed the downstream storm system has sand / sediment in it as well. 4. The Transformer is leaning in the eroded trench. After the repair is made to the storm system, we will work with the electric authority to reset the transformer. 5. After repairs are completed, we will restore the grade accordingly but the SOD and Irrigation restoration will be by others.							

Please call Dennis Armstrong @ (904) 400-1750 if you have any questions

Total

(904) 351-6411	Dennis@DArmstrong.Net	
	www.darmstrong.net	Customer Signature



D ARMSTRONG CONTRACTING LLC

9957 Moorings Drive, Ste. 405
Jacksonville, FL 32257

Proposal

Date	Proposal / Estimate #
12/10/2025	13669

Name / Address

PARKLAND PRESERVE CDD
C/O Vesta District Services - Dana A. Har
250 Internationl Parkway, Ste 208
Lake Mary, FL 32746

Project Location

PARKLAND PRESERVE - Sinkhole @ CI
84 / 94 Spotted Owl Ln (Lots 188 / 189)
St Augustine, FL 32095

Requested By:	P.O. No.	Terms	Rep	Project			
				84 Spotted Owl Ln - Hole at Storm Inlet			
Description				Qty	U/M	Unit Cost	Total
Details of the Drainage System are on plan sheet C-24 provided by Engineer							

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

TERMS: As listed above and agreed upon. Any past due amounts are subject to an interest rate of 1-1/2 % per month. All cost of collections will be assessed to the purchaser including all attorney's fees and court costs.

This proposal may be withdrawn by us if not accepted within 10 days.

Please call Dennis Armstrong @ (904) 400-1750 if you have any questions		Total	\$4,950.00
(904) 351-6411	Dennis@DArmstrong.Net		
www.darmstrong.net		Customer Signature	

EXHIBIT 16



CONSTRUCTION PROPOSAL

G & B Underground Utilities LLC Licenses CUC1223871 and FPC25-000109

P (904) 775-6150 Ray Gauvin and Curtis Brooks

CUSTOMER

Parkland Preserve CDD

ESTIMATE NO

2043

DATE

11/25/2025

ADDRESS

84 Spotted Owl Lane

CITY/STATE/ZIP

St. Augustine, FL 32092

PHONE

E-MAIL

SALESPERSON
CB

PROJECT
Parkland Preserve CDD

PREPARED BY:
CB

ATTENTION

PAYMENT TERMS
Net 30

DUE DATE

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	G&B Proposes repairing the existing structure at 84 Spotted Owl Lane W, St. Augustine, FL 32092		
	Work performed will be to dig out back of curb inlet in grass area and seal where slab meets top of structure on the outside and to seal from the inside the entire top of structure to the best of our ability. (This is a slotted top.)		
1	Crew and Equipment	\$20,805.00	\$20,805.00
1	Material	\$230.00	\$230.00
1	Plug	\$575.00	\$575.00
1	Sod	\$575.00	\$575.00
1	Dirt	\$345.00	\$345.00
1	Pump	\$345.00	\$345.00
1	Jet Pump	\$2,875.00	\$2,875.00
1			\$0.00
		SUBTOTAL	\$25,750.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Bid is based on the information provided at the time of submission. Any changes to the project scope, unforeseen conditions, or additional requirements may result in adjustments to the bid amount, subject to mutual agreement.

OTHER	
TOTAL	\$25,750.00

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

EXHIBIT 17



Jax Dirtworks, Inc.
310 Mealy Drive
Atlantic Beach, FL 32233
(904) 683-3124 office
www.jaxdirtworks.com
CGC1524338 - CUC1225320

Site Work Proposal

Date: December 10, 2025

To: Kimley-Horn
Attention: Chris Reuther

Project: Parkland Preserve - 84 Spotted Owl Drainage Repair

Bid Documents: Plans: Parkland Preserve Ph 3 & ph 4 As-Builts
Specifications: n/a
Addendum: n/a

Scope of Work: Site Work per plans as follows:

Mobilization - MOB
\$ 1,935.00

Erosion Control - (3) Inlet Protection
\$ 483.75

Seed & Sod - Repair up to 500 SF Sodded Area
\$ 1,204.96

Earthwork & Grading - Place 2 CY Fill to Repair Eroded 3x10x1 Area
\$ 1,444.80

Storm Repair - Plug 18" RCP at ST-529. Pump out Storm pipe. Excavate Down and Repair ST-528 with Brick and Mortar to fix seam at base and riser/top. Vacuum out Silt from Pipe running from ST-528 to ST-529.
\$ 13,692.40

Total Bid: \$ 18,760.91 Prices are firm for thirty (30) days

Notes: 1) All onsite soils are assumed to be reused as suitable fill.
2) Estimate excludes any additional insurance costs beyond attached COI limits
3) Proposal based on our work to be uninterrupted thru finish grade.

4) A Certified Diver is required to plug the storm line, due to it being underwater. That is included with this proposal.

5) Global tariffs will certainly have an impact on our industry. While the impact to imported products is obvious, there will also be an impact on domestic manufacturers, as they source inputs and raw materials from the global market. While the extent is unknown, it is our expectation that we will see price increases across a variety of products and manufacturers once the tariffs go into effect.

Exclusions : Soil Amendment for pH

Landscape & Irrigation

Fencing

Undercut and replacement of unsuitable soil

Permit, usage, connection, frontage or meter fees

Civil Work Shown on Architectural or MEP Plans

Tree Protection

Tree Protection outside of Silt Fence

Density & Materials Testing

Bond

Sign Acceptance: _____

Date: _____

EXHIBIT 18



yardnique

Best Landscapes on Earth



YARDNIQUE FAMILY OF COMPANIES

Landnique | Vannascapes | Phoenix | Ontario
Lawn Management | AZ Landscapes | Precision | Palmetto
Savvy Maintenance | Edgewood | The McKinley Group

January 19, 2026

Parkland Preserve CDD
250 International Parkway
Suite # 208
Lake Mary, FL 32746

Attn: Dana Harden
District Manager
Vesta Property Services

Dear Ms. Harden and CDD Board of Directors,

On behalf of Yardnique, I want to express our utmost excitement and deep enthusiasm for the opportunity to submit a landscape maintenance proposal for the **Parkland Preserve Community Development District**. As a representative of Yardnique, a company with a rich -29-year history, we are honored to be considered for this prestigious undertaking.

At Yardnique, we work every day to enhance the value and environmental quality of residential neighborhoods by specializing in community associations landscaping and grounds care services. Our mission is to create aesthetically pleasing and environmentally sustainable landscapes that improve the quality of life for residents. We are a privately held company backed by venture capital. This allows us to adapt quickly and efficiently without the constraints of overarching corporate structure.

Our teams are highly trained technicians, detail oriented and focus on providing our clients with the best possible service. We view our client relationships as more of a long-term partnership, thus ensuring continual mutual satisfaction and pride in the results.

Once again, thank you for considering our proposal for partnership with Parkland Preserve Development District.

Sincerely,

Emily McKoy

Emily McKoy
Business Developer
Emily.Mckoy@Yardnique.com
M: 904.227.2001



EXHIBIT C

PROPOSAL PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$68,550 Yr

- Storm Cleanup **\$95**/hr (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) **Use of frost blankets, or burlap for sensitive plant coverage. Increase water supply prior to freeze, moist soil is better insulator than dry.**

\$550.00/application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$45.00 //hr for employee with hand-held hose

\$250/hr for water truck/tanker

PART 2

Fertilization (All labor and materials) **\$14,050** Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test – complete fert + pre. m	1	80	\$1200
April	15-4-15 or sim. Prodia/dithiop	1	80	\$1200
June	15-4-15 or sim. Prodia/dithiop	1	80	\$1200
October	4-2-2 prodiamine/dithiopyr	1	80	\$1200

ST. AUGUSTINE (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test- complete. Fert. + pre.m	1	80	\$1200
April	24-0-10 slow release + pre	1	80	\$1200
May	21-0-10 slow release + insect	1	80	\$1200
July	21-0-10 slow release + insect	1	80	\$1200
September	24-0-11 slow release + mircros	1	80	\$1200
November	24-0-11 slow release + mircors	1	80	\$1200

ORNAMENTALS (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-12 or 15-5-10 + micros	4	48	\$487
June	12-4-12 or 15-5-10 + insecticide	4	48	\$487
October	8-0-16 or 8-0-24 + micros	4	48	\$487

PALMS (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P205-12K20 + 4MG	1.5	3	\$130
June	8N-2P205-12K20 + 4MG	1.5	3	\$130
September	8N-2P205-12K20 + 4MG	1.5	3	\$130
November	8N-2P205-12K20 + 4MG	1.5	3	\$130

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS

MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10 Fe, Mn, Mg, Zn, B	Crape Myrtle	10	\$23
May	8-10-10 Fe, Mn, Mg, Zn, B	Crape Myrtle	10	\$23
October	8-10-10 Fe, Mn, Mg, Zn, B	Crape Myrtle	10	\$23

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 2,472.00 Yr
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$600.00 /Yr (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Dak	2	2	\$75	\$1200

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$3,250.00 / Yr

Top Choice application will be performed at the sole discretion of the District
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 5,010.00 /Yr

Freeze Protection (description of ability) **Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices to be drained and insulated if unable to remove.**

\$1,950.00 /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate **\$125.00 /hr.** (i.e., broken mainlines, pump & wells, etc.)

Contractor shall inspect the irrigation system prior to contract award and shall provide a list of additional charges and pricing for any deficiencies and for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Installation of four annual rotations \$2,200.00 /Yr

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

85 CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at \$ 65.00 /CY

\$ 5,525.00 (Spring Application- April)

And

85 CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at \$ 65.00 /CY

\$ 5,525.00 (Fall Application- October)

Installation of Grade "A" Medium Pine Bark Mulch \$11,050 /Yr

(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event or annual roation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 90,082.00 /Yr

FIRST ANNUAL RENEWAL	\$ <u>90,082.00</u>	/Yr*
SECOND ANNUAL RENEWAL	\$ <u>92,784.00</u>	/Yr*
THIRD ANNUAL RENEWAL	\$ <u>92,784.00</u>	/Yr*
FOURTH ANNUAL RENEWAL	\$ <u>95,568.00</u>	/Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

LANDSCAPE AND IRRIGATION MAINTENANCE

RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 55.00	Hour
B.	Bush-Hog w/operator	\$ 95.00	Hour
C.	Tractor w/operator	\$ 95.00	Hour
D.	Supervisor with Transportation	\$ 75.00	Hour
E.	勞工 with hand equipment	\$ 55.00	Hour
F.	Truck w/driver	\$ 55.00	Hour
G.	Irrigation Tech	\$ 105.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ 75.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ 75.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ 75.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ 75.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ 75.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ 75.00	Hour
N.	勞工 for Additional Trash Pick-Up	\$ 50.00	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ 1000	Per Mow

⁽¹⁾ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 55.00 per Hour
\$ 55.00 per Hour
\$ 55.00 per Hour

B. Debris removal equipment unit costs:

\$17 per yard

\$ _____ per Hour
\$ _____ per Hour
\$ _____ per Hour

C. Other emergency/disaster related unit costs:

\$ _____ per Hour
\$ _____ per Hour
\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Parkland Preserve CDD



UNDERSTANDING THE PROJECT NEEDS & SOW

Performance Summary for Similar Projects

In Yardnique's history, we proudly boast the fact that we have had and currently have amazing, and mutually beneficial partnerships with a diverse client portfolio. Many of our current projects have been comparable in size and scope to Parkland Preserve CDD. Our unique culture, solid core values and very effective team operational approach has resulted in very successful results and long-term relationships. While our services generally do not come by being the lowest bidder, the value that comes with our reasonable and competitive pricing is quickly evident and well received by all clients that we have the good fortune of working with us. The modest increase in service costs, if any, quickly becomes a non-issue when clients experience the difference Yardnique can make at their community and working with management reps! We always encourage our prospective clients to reach out to some of our key similar clients (see attached reference list) to hear first-hand about the exceptional Yardnique brand!

General Project Service Approach

Working and coordinating on a consistent basis with Parkland Preserve CDD management and operations representatives, our partnership with you will provide amazing results for your community. As a professional landscape provider, Yardnique will recommend the most proven, cost effective, cutting edge and successful methods in which we propose and provide our services. **Note: Many of our clients rely on us regularly to help develop short and long-term landscape plans for their community. Both in terms of 1-3-5-year maintenance programs to appropriately set expectations to improve the health and condition of their existing landscape and also with 1-3-5 year improvement plans, where we address any enhancements, renovations or capital improvements the community wishes to accomplish always staying mindful of our clients budgetary restrictions or guidelines.** We of course will adhere to any and all requirements as presented in any client provided scope of work or directions, unless otherwise noted in these documents, and will make every effort to

accommodate any preferences you may have with regards to how we can best provide our services to the community. With this in mind, in most cases, we prefer the philosophy of “less is more”. This employs the process of providing a smaller crew size on site more often and on successive days of the week rather than an army of workers that blow in and blow out. We prefer this service approach as presented as it allows us to be on-site for more consecutive days. Our crews work Monday through Friday (8 hr days) as needed with weekends being utilized when needed as a “catch up day” for any rainout occurrence during the week or for any requested additional work to be done. Please refer to our **“Proposed Project Staffing” for a specific breakdown of our personnel and operational plan for Parkland Preserve CDD** which can be found in our proposal documents. In addition, a more careful and methodical application of our service in this manner promotes accountability, ownership of project, and assurance that all services have been completed in the best possible way before leaving the property each week along with the availability to catch missed tasks as we go.

TURFGRASS MAINTENANCE PROGRAM

Upon award, an in-depth site evaluation will occur documenting the condition of all turf areas. Disease, deficiencies and environmental issues will be noted. A report and plan of action with corrective solutions will be communicated to the management reps. Our mowing schedule will adhere to the RFP SOW and will provide the required cuts per turf type for all areas of the community. All mow services, however, may be adjusted based on actual needs as a result of rainfall and other environmental conditions that may require for less or more mows for a more horticulturally sound and appropriate service plan. Due to weather, environmental or other conditions, if fewer mow services may be needed or are provided, other services can be performed at no additional cost in lieu of mowing. We will utilize proper mower sizes to prevent damage to smaller turf areas. This will be especially important for in and around the Amenity Center, parking/street islands as some areas are too small for riding style mowers and curbing may make it impossible to navigate. These areas will be mowed utilizing a small stand-on or push mower as needed in order to prevent damage to turf and marking of curbs. During each weekly mow visit, we will perform all mowing, edging, string trimming, and blowing tasks in their completion for each section serviced. Upon award, the community will all be sectionally mapped individually with a “Mowing Service Map” utilizing GANT “Path of Motion” techniques that will maximize the efficiency of our crew and depict **how and when** each area of the community will be completed. *Please see the attached Service Map examples.*

These color-coded maps will be provided to any management / field representatives upon request. All turfgrasses will utilize seasonally appropriate mowing heights per SOW or BMP stips. Field grass mow heights will be based on scheduled mow frequency and environmental conditions. Designated key areas can be serviced via an adjusted schedule or Scope per request and accordingly at client's direction as needed for special events. Edging and string-trimming services will remain 6" away from all fencing to avoid any potential damage to fence.

TURFGRASS AGRONOMY PROGRAM

Yardnique's agronomy program was designed using the guidelines from University of Florida's agriculture program. It follows the strict criteria of Best Management Practice (BMP). In areas where certain turf varieties are not performing, we will help provide a solution to improve conditions or create a plan for replacement that suits the environmental conditions and budgetary concerns with a more sustainable species of turfgrass or applicable soil amendments. We will follow the agronomy SOW provided within the RFP. We will deploy our Certified Technicians to complete all applications, and they will work under the supervision of one our State of Florida Certified Pest Control Operators adhering to all local, state and federal guidelines and regulations. *Actual formulations and products may change based on current soil/site conditions as well as turf needs individually throughout the community.*

Note: We will treat individual ant mounds throughout the community as they appear. Blanket applications such as Top Choice may be provided and proposed separately outside of this contract per client's request.

Turf Agronomic Program – excludes unirrigated Bahia.

Per client provided RFP SOW

SHRUB AND GROUND COVER MAINTENANCE PROGRAM

Pruning and Detail Schedule

Upon award, an in-depth site evaluation will occur documenting the condition of all plant material within the SOW service areas per the provided maps. Disease, deficiencies, and environmental issues will be noted. A report and plan of action with corrective solutions will be communicated to the client's representative. Some material may require removal, and some may require substantial corrective pruning. All will be communicated, and no material will be removed until the client is aware of and approves said removals. In the spring off-season, (Feb./Mar) all necessary tree/shrub tipping or seasonal cutbacks will be provided. The "detailing" services for the project will be divided into (4) sections, plus high frequency areas (ie. Main community

entrances, Amenity Center). The high frequency areas will be checked and “touched” every week, with the remaining (4) sections put on a rotation to get through each section one time completely every 4 weeks and managed closely by Production and Account Mgrs. Upon award, the community will be sectionally mapped separately for the detail crew utilizing a “Path of Motion” approach that will maximize the efficiency of our crew. These maps, color-coded by section, will be provided to the designated management point of contact. This unique path of motion and mapping program is more aggressive than the industry standard but serves us well and sets us apart by affording the ability to provide a more consistently maintained landscape with little or no failures toward the end of each cycle. This service approach may come at a slightly increased cost, but clients agree it is a value-added adjustment that is well worth it by satisfying the recurring burdens of complaints of select overgrown shrub varieties, unsightly bed weeds or missed areas. The detail-oriented tasks completed each week include but are not limited to; pruning, trimming, spraying, and weed hand-pulling.

On any scheduled service weeks during the winter or in drought conditions where mowing is jointly determined to be unnecessary or detrimental to the health of the turf, in keeping with being good stewards of our client’s available funds, we will utilize this time for other required tasks such as ornamental cut-backs, Crape Myrtle tipping, ***leaf clean-up**, and other seasonally-oriented tasks that may otherwise be considered an additional service performed at an additional cost.

All plant material will be pruned to maintain a softer, yet controlled lush look, avoiding unnecessary formal or squared pruning which is detrimental to most shrub varieties. Hand or “pocket pruning” of select shrub varieties (i.e. Arboricola, Red Copper Leaf) will be performed in lieu of mass hedge shearing when not appropriate. In addition, shucking of spent/brown/dying foliage on Crinum Lilies, Philodendron Selom, Agapanthus, liriope and other similar varieties will be performed on a regular basis. Ornamental grasses will be cut back annually. Our “Sectional Service Map” showing the schedule of service for each designated section will be provided to the designated management point of contact.

If any changes are made to our detail schedule or mapping, we will notify the client’s representative for approval. In addition, if any emergency needs arise for the community, our staff will partner with your team to remedy any issues. Examples of this may include but are not limited to; storm clean up and special event preparation. These decisions will be made in agreement with the Yardnique staff and client rep well in advance.

SHRUB AND GROUND COVER AGRONOMIC PROGRAM

Yardnique's agronomy program for Ornamentals, Roses, Trees and Palms was designed using the guidelines from University of Florida's agriculture program. It follows the strict criteria of Best Management Practice (BMP). This is an example of our standard Ornamentals program for a property of your caliber. We will deploy our Certified Technicians to complete all applications, and they will work under the supervision of one our State of Florida Certified Pest Control Operators. *Actual formulations and products may change based on current soil/site conditions as well as plant needs throughout the community.*

Ornamental Agronomic Program

Per client provided RFP SOW

IRRIGATION MANAGEMENT PROGRAM

Yardnique's routine irrigation inspections will be completed monthly per RFP Scope, for all irrigation clocks or timers, filters and "nodes" located throughout the community. Any necessary programming changes to the timers will be made during each inspection. Every zone will be checked and all necessary adjustments or cleaning/straightening of heads will be completed during our inspection. The labor and material for all necessary contractual repairs will be provided per SOW. All other repairs as described in the SOW will be provided via separate written authorization and Invoice outside the contract but will be provided as needed in a timely fashion. It is suggested that a "not-to-exceed" monthly repair allowance be determined and built-in to the contract for ease of service and administration, as well as cost reduction, should the client wishes. This is present on most Yardnique contracts of this size.

ARBORCARE MAINTENANCE PROGRAM

(VIA SEPARATE WRITTEN AUTHORIZATION AND INVOICE)

As an additional resource to our clients, Yardnique is proud to provide full Arborcare services as well as an on-staff certified arborist. If there are any arborcare needs over and beyond what is contained in the provided scope of work that may arise, we are pleased to help. While palm pruning is within the SOW and included in this proposal, tree and palm care involves much more than removing dead or damaged branches / fronds or standard "lifting". Regular arbor care is essential to the health of your trees / palms and ensures early detection of decay and disease. It begins with developing a plan for all the trees and palms on your property, immature as well as older, mature trees, to ensure that they grow well, remain healthy and provide an overall pleasing aesthetic. We would encourage a complete tree and palm health assessment be provided at project start.

START UP ACTION PLAN

When awarded the contract, Yardnique will immediately begin developing sectional service mapping and a detailed action plan and identify any immediate landscape needs for your community. This action plan will clearly break down the specifics of these needs, both initial and long term, and the expectations throughout the property to include suggested timeframes, schedules and costs. These needs may include but are not limited to; maintenance deficiencies, plantings, plant replacement, drainage issues, trip hazards/liability issues, landscape improvements, mulching, palm pruning, etc. We will then provide the client with proposals to complete any repairs or recommendations based on our findings for those items outside the contract requirements. ***Please see included “Start-up Operational Plan Timeline and Service Approach” for project specific details.***

Statement of Commitments and Acknowledgments



Please let these statements below confirm our commitment and adherence to the following RFP and general requirements:

Project Vehicles and Equipment

Yardnique states and commits that all necessary vehicles and equipment are available or will be obtained and provided for the satisfactory completion of all services and tasks a part of this project as described within the provided proposal documents, any agreed upon client provided documents and stipulations, or any other associated information pertaining to this project. *Project specific and/or companywide master equipment and vehicle lists can be provided upon request.*

Staffing / Personnel

Yardnique states and commits that the necessary and appropriate number of crew members, Technicians, supporting staff and project management will be provided and/or available to satisfy necessary or required tasks and management as described within the Yardnique provided proposal documents, any agreed upon client provided documents and stipulations, or any other associated information pertaining to this project. *Project specific crew, staffing, project management and/or operational plans can be found within this proposal submittal or can be provided upon request.*

Service References / Letters of Recommendation

Yardnique will provide within this proposal a partial list of comparable references to this project. These references will include contact info. Yardnique encourages you to connect with our existing clients for a complete snapshot of our services and capabilities. Additional references and/or Letters of Recommendation can be provided upon request.

Materials, Chemicals, Products

Yardnique states and commits that all necessary contractually required and/or ancillary service materials, chemicals, products, etc., will be provided for the satisfactory completion of all services and tasks that are a part of this project as described within the Yardnique provided proposal documents, any agreed upon client provided documents and stipulations, or any other associated information pertaining to this project. *Project specific MSDS, Labels, Descriptions and supporting documentation can be made available and provided upon request.*

Licenses, Certifications, Insurance and Company Documents

Yardnique states and commits that all necessary local, state, federal and industry required Licenses, Certifications, **Insurance Coverage and documents and Company Documents** needed to satisfy all contractual obligations or authorizing Yardnique to do business within the project geographical location are included within this proposal or can be made available and provided upon request.

Hazardous Materials Handling / Spill Prevention Program

Yardnique states and commits that we possess and adhere to a Hazardous Materials Handling / Spill Prevention Program that complies with all local, state, federal, OSHA regulations and holds the client's best interest in great importance. *A copy of this program can be made available and provided upon request.*

Safety/Training/Drug Screening Program

Yardnique states and commits that we possess and adhere to a Safety/Training Program that complies with all local, state, federal, OSHA regulations, holds the client's best interest in great importance, and ensures all crew and staff are well trained with all equipment and procedures related to project specific tasks. *A copy of this program can be made available and provided upon request.*

Storm Response Plan

Yardnique possesses and utilizes a Hurricane/Storm Response Plan which includes step-by-step service stipulations, timing and process and descriptions. This program can be presented and contracted in advance at any time to lock in rates and ensure services priority. Also available as needed per event subject to Yardnique's availability. While a 1-page summary is included in this proposal, a copy of the complete comprehensive program can be made available and provided upon request.

Parkland Preserve CDD

LANDSCAPE MANAGEMENT



Start-Up Operational Plan Timeline and Service Approach

Yardnique truly understands the importance of providing **Parkland Preserve CDD** with the highest quality of landscape maintenance services possible. In conjunction with the client provided Scope of Work, and the Yardnique provided “Understanding the Project & Scope”, through the implementation of our start- up operational plan, your property will receive these specific horticultural, agronomic, and “curb appeal” services and improvements within the following time periods:

- **Upon Notice of Award:** Once notice of award is given, prior to project commencement, equipment and staffing considerations will be reviewed, finalized and implemented.

The proposed property service maps with detailed color-coded sectional service plans with crew assignments will be developed and provided upon award. Adjustments will be made as needed based on pre-start meetings and discussions with client representatives. Our partnership starts with client input, suggestions and approval of all operational plans to ensure the best possible communication and expectations. The client's existing knowledge of the property will be of great value while developing our final service plans. Final operational plans will be presented to the client prior to start-up.

Prior to start-date, we recommend and request a property walkthrough evaluation with client representatives to help determine initial key maintenance issues and deficiencies to address in order of priority. In addition, to look at all routine property enhancement needs that may have been previously neglected and may need immediate attention in order of priority (mulch, annuals, palm/tree pruning, etc.)

Finally, commencing upon start-up and completed within the first 30-days of the contract start, we will facilitate an in-depth irrigation audit for all Controllers, Zones and water delivery components. A full report will be provided detailing all non-functional items, breaks, non-functioning heads, old/worn out heads, risers in need of lifting, and deficiencies of any kind with associated proposals to repair or replace all stated items. In addition, we will separately recommend and propose any necessary system modifications due to inadequate coverage.

- **30 Days:** Routine mowing and detail services commence on day 1 and will follow final and client-approved production plans and color-coded service maps. Any deviations will be communicated to the client prior to service start. Extreme micro-managing by Account/Production Managers, with assistance from branch and corporate support, will be required for the first 30-days to ensure the proper servicing of all areas per the service maps and plans. If adjustments are needed regarding, crew leadership, crew personnel, crew set-up, service areas per crew, path-of-motion plans, or any other service-related functions, those adjustments will be documented and presented to client representatives out of courtesy. Once all services and crews are running smoothly and fully aware of the SOW and their service responsibility, YN Management can back off a bit to a more normal and routine project management and begin addressing any initial needed enhancements or extra work items requested by client.

After in-depth evaluation of all common area formal turf, a seasonably appropriate but robust and aggressive turf weed control program will be provided which is badly needed based on current turf weed conditions in many turf areas. If some areas are in poor enough condition, turf renovation may be required. Those areas will be identified and proposed accordingly. Proper off-season turf fertilization will promote better turf health and a stronger turf quality as we enter the spring transition setting up the turf to react and accept fertilization more effectively to the start of the growing season. In addition, healthier turf helps protect against potential decline as a result of an aggressive spring turf weed control program.

Parkland Preserve CDD

General Maintenance Services

Proposed Project Staffing



The following is an approximate (1) year total manpower operational plan summary of grounds maintenance operations and proposed staffing:

GENERAL MAINTENANCE SERVICES

- > **Growing Season** - (March - November) approximately **(4-5) full-time** crew personnel for mow and detail services **(8 hrs)** per day, **(1 day)** per week, **each** week. Plus **(1)** Project Production Manager and **(1)** Account Manager.
- > **Non-Growing Season** - (December- February) approximately **(3-4)** crew personnel for mow and detail services **(8 hrs)** per day, **(1 day)** per week, **every-other** week. Plus **(1)** Project Account Manager and **(1)** Account Mgr.
- > **Non-Growing Season / (Non-mowing weeks)** - (December- February) We propose to provide and maintain a detail crew weekly, as-needed during the off-season non-mowing weeks) to maintain a weekly year-round on-site community detail services presence for policing and miscellaneous property detail services as needed. Plus **(1)** Project Production Mgr. and **(1)** Account Manager.

Suggested Crew Personnel Breakdown

- **(1) Project / Production Manager** (full-time on-site)
- **(1) Account Manager** (Branch Support)
- **(1) Crew Forman** (working, on-site full time))
- **(3-5) Mow/Detail Crew personnel**

ADDITIONAL SUPPORT SERVICES

- > **Agronomy Services** – Year-Round - Approximately **(1)** Agronomy Technician as needed for all contractual fertilization and pest control services. Additional Techs may be needed and provided for support to complete seasonal fertilization in a timely manner and for requested separately proposed services outside of contract.
- > **Irrigation Services** – Year-Round - Approximately **(1)** Irrigation Technician for all contractual irrigation inspections. Additional Techs may be needed and provided for support to complete contractual services in a timely manner and for requested separately proposed services and repairs outside of contract.

Note: Crew Foreman are working, English speaking crew members.

Additionally, We will provide the following personnel at no additional cost: Working in concert with the Project and Account Managers, included within this proposal services but not part of the proposed aforementioned manpower estimates is the additionally provided management and operational support from Branch Manager, Senior Operational Regional and State Leadership.

Ancillary work:

In addition to the aforementioned and proposed general services crew personnel, we offer additional personnel as needed for extra services via separate written authorization and invoicing for mulch installation, annual flower installation and landscape and irrigation enhancement and/or modification services.

***Staffing Disclaimer:** *The proposed site-staffing is a courtesy estimate only. It in no-way guarantees a minimum number of crew or a minimum number of man-hours to be provided at any given time. We do, however, guarantee that we will provide the necessary number of personnel and/or man-hours (+/-) as it pertains to our proposed estimates and/or SOW, in order to satisfy the completion of the Scope of Work per the Yardnique or client provided documents.*

Parkland Preserve CDD

General Maintenance Services

Proposed Operational Plan



GENERAL MAINTENANCE SERVICES

We anticipate the following breakdown crew set-up and service plan for all mowing and detail services, per the client provided RFP and Yardnique proposed service programs. After notice of award, site specific service mapping will be provided and after the first 30 days of service, this crew plan and service mapping can and will be adjusted as needed for better efficiencies per client suggestion and actual service results.

It is as follows:

Mowing Services Operations – Per RFP SOW

- **St. Augustine, Zoysia & Bahia Mowing Services.**

(1) 4-man Crew (3/4 day) each week during the growing season, and bi-weekly in the off season, will provide mowing services per the (TBD) sectional operational Map. If the crew completes sections early, they will assist with other areas and/or tasks.

Detail Services Operations – Per RFP SOW

- **Shrub and Tree Services**

(1) 4-man Crew (1/4 day) each week during the growing season and bi-weekly in the off season, will provide shrub bed, tree, palm, weeding and general detail services per the (TBD) sectional operational Map. If the crew completes sections early, they will assist with other areas and/or tasks.

In addition:

(1) 3-man Crew (as needed) each week during the bi-weekly non-mowing off season weeks, to provide general detail services and policing ensuring a year-round weekly presence on site.

Agronomy Services Operations – Year-round availability as needed.

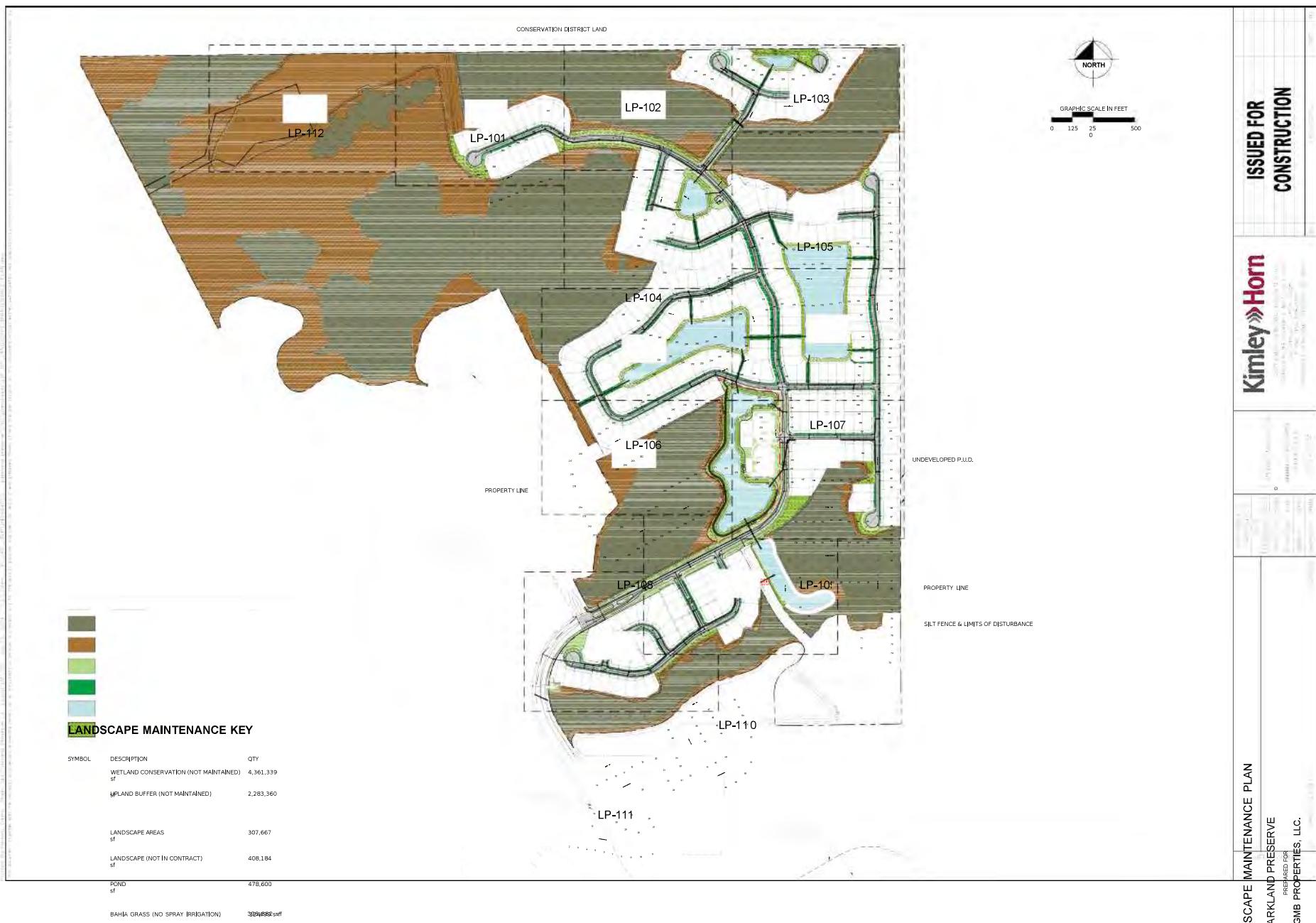
- **(1) Agronomy Tech** – for fertilization and Pest Control. Service plans based on similar aforementioned principles will be developed in advance of contract start and implemented on day-1 to include proposed annual schedules for fertilization. Pest and disease application will be provided as needed in accordance with IMP (Integrated Pest Management) practices and BMP processes. Growth regulators will be applied at appropriate times for best possible results. Project inspections to identify and address potential fertility, pest, disease and weed issues will be provided monthly outside of our regularly scheduled applications.

Irrigation Services Operations – Year-Round availability, as needed.

- > **(1) Irrigation Tech** – for monthly inspections and repairs. Service plans based on similar aforementioned principles will be developed in advance of contract start and implemented on day-

Service Responsibility Map

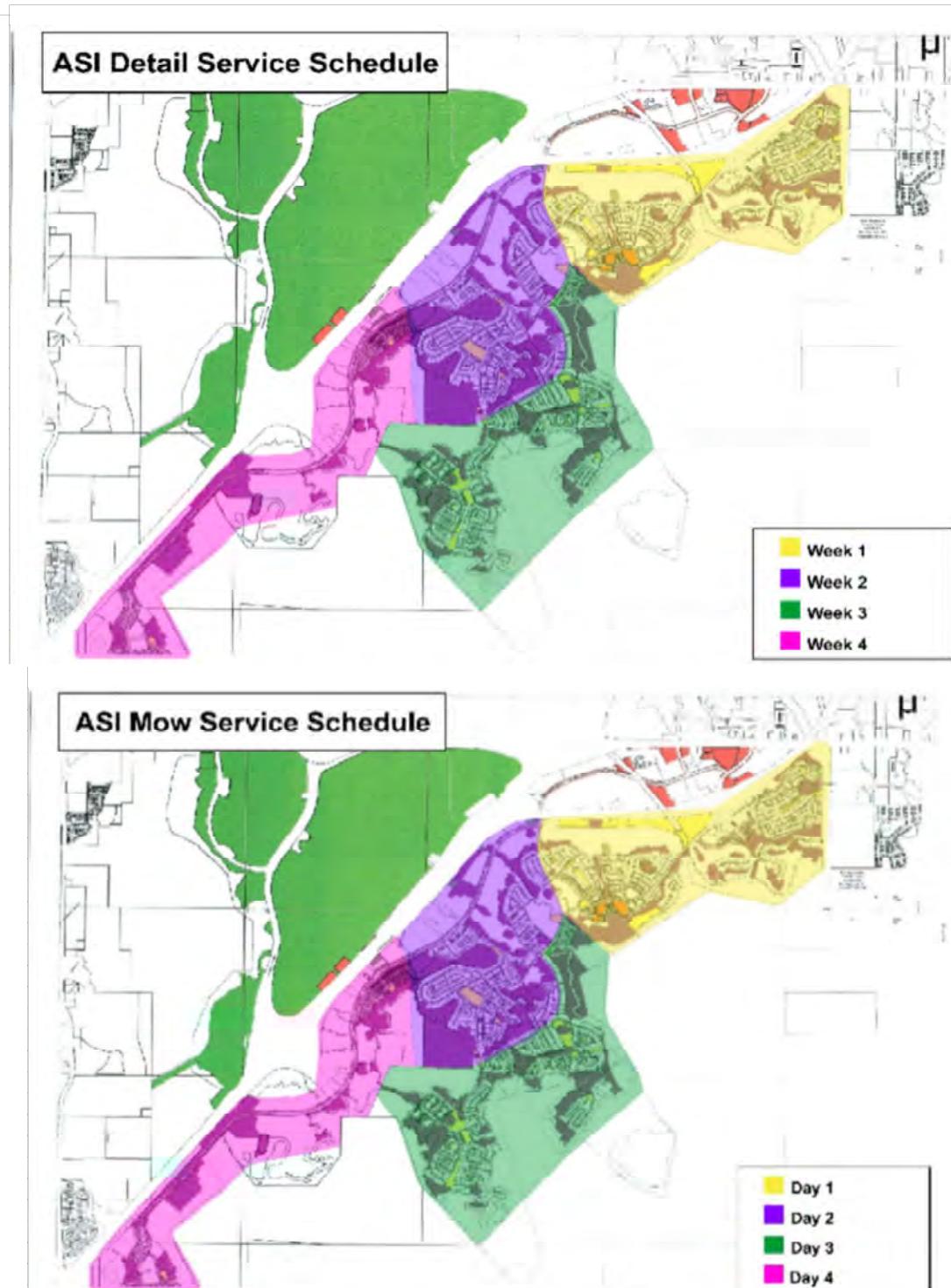




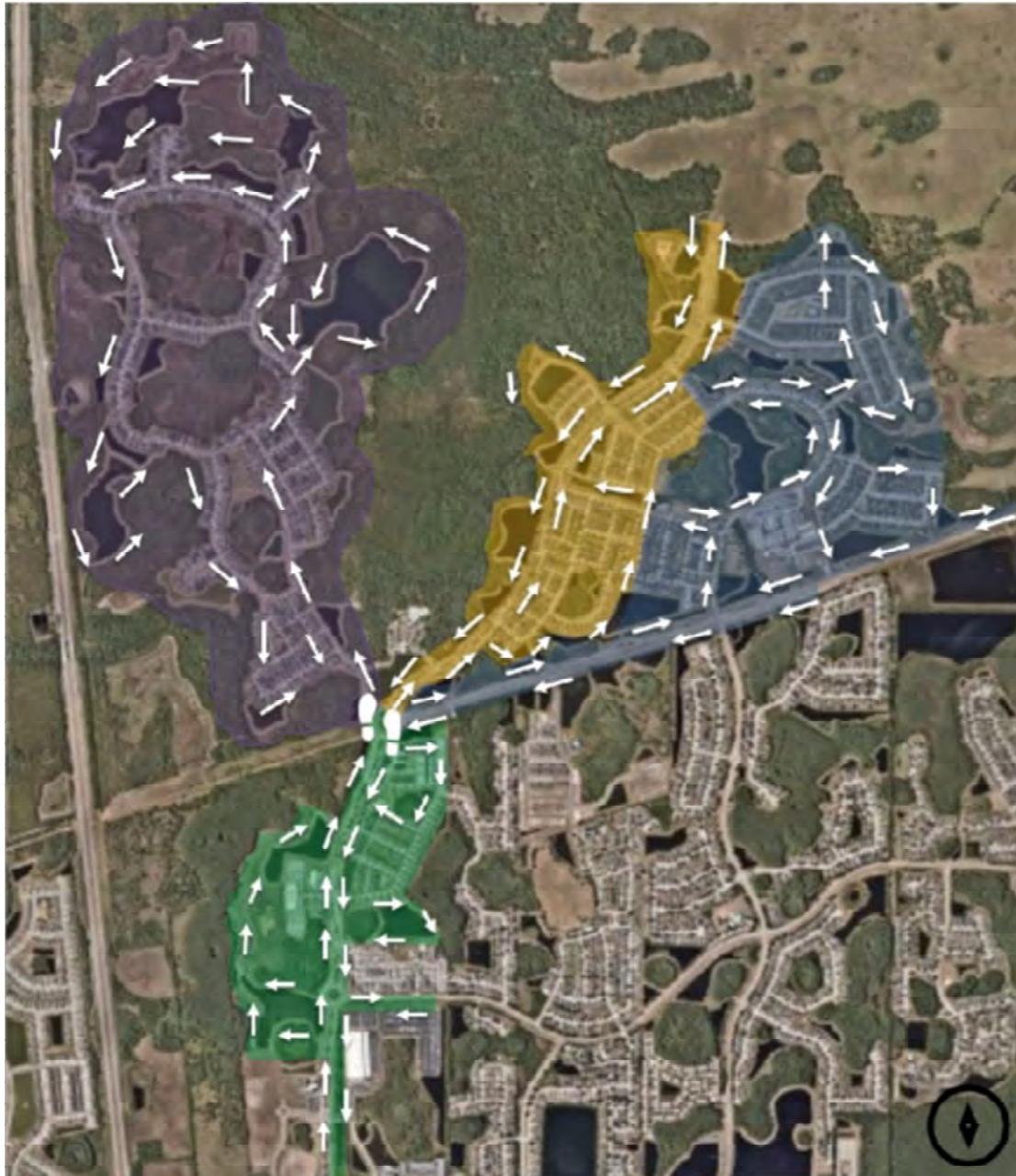
SAMPLE PROPERTY

Mowing & Detailing Service Maps

(Project-specific Parkland Preserve CDD Maps to be provided upon award)



Landscaping Maintenance Zone Designations and Flow P



@ Zone 1 (Purple): Counterclockwise to the north along Broad Porch Run.

k Zone 2 (Orange): Northeast along Bexley Village Dr.

Zone 3 (Blue): East along Bud Bexley Pkwy and north along Ballantrae Blvd.

Zone 4 (Green): Including the roundabout, "exit south along Bexley Village Drive to Hwy 54.

Emergency Response Plan Summary



In the event of a major weather event or catastrophic emergency of any kind that requires emergency Arborcare services, we encourage you and your company to be prepared in advance! By committing in advance, Yardnique offers the following emergency response optional program that would ensure your campus a priority status should an emergency situation arise. Note: A copy of the complete comprehensive program can be made available and provided upon request.

An emergency status would pertain to the following conditions:

- Fallen trees / large limbs blocking campus access roadways (across driveways are secondary)
- Fallen trees / large limbs resting on power-lines
- Leaning trees posing an imminent safety threat



Scattered branches and debris throughout the campus would not be considered a qualifying emergency situation but more of a secondary "clean-up" and would be addressed via separate schedule and proposal after all client emergency services are satisfied. General clean-up services will be proposed at a more customary extra work rate.

- ✓ Program includes all necessary equipment including dump trucks, loaders, hand tools, mobile fueling vehicles, trucks, trailers. All necessary equipment to perform job operations are located within the service area. Emergency routes will be provided by crew leaders and supervisors.
- ✓ Yardnique participates in and fully understands the disaster response plan in the cities and all adjoining cities within our service area and follows their guidelines. Emergency grids will be set up for employees working during an emergency. We maintain an active post disaster plan which includes multiple means of communication. Communication plans among management includes: cell/smart phone or mobile radio and email. No employee will be left working grid alone, team action will be implemented. All communication / IT equipment will be forwarded to mobile devices to keep open lines of communication with clients, employees, and vendors.
- ✓ All employees will be accounted for by crews. Crew will report to assigned foreman, who will take visual head counts based on current employee lists.
- ✓ All supervisors are trained in basic first aid and safety procedures.
- ✓ Emergencies can / will be reported by any employee who witness' an event take place. All crews have mobile communication devices. In the event all facilities in one particular area are unable to respond to an emergency, crews are in place throughout the state to respond.
- ✓ For catastrophic response events, "Typical Emergency Crew" consists of a approx. (4- man crew, dump truck, 1 dump trailer, and all necessary saws and hand tools. Loader and/or grapple will be provided as needed.

Emergency Program crew is billed at an agreed upon advanced rate of (TBD) per hour.
(Cost adjusted based on need, tasks and severity.)

Program Acceptance /

Signature: _____ Date: _____

Company: _____ Title: _____

EXHIBIT B

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine and Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** immediately re-distributed across the lawn. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. CONTRACTOR will be responsible for line-trimming these areas during each and every mow event. CONTRACTOR is to include in its proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the DISTRICT. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. CONTRACTOR shall be responsible for training all its personnel in the technical aspects of the DISTRICT’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The CONTRACTOR shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the CONTRACTOR. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, CONTRACTOR must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. CONTRACTOR is expected to regularly cut this material back and dispose of off-site on an as-needed basis. CONTRACTORs will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

Pond Mowing - All pond banks identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four 3½ and 4 inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water’s edge, CONTRACTOR shall be extremely careful not to scalp at the water’s edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher).

CONTRACTOR shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash or debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by CONTRACTOR during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged and/or line trimmed at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged and/or line trimmed a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR (24) HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. CONTRACTOR is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars (this is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively). This may depend on location and species of tree and shall vary according to FDOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have all mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of DISTRICT property. The CONTRACTOR agrees that pruning is an art that must be done under the supervision of a highly trained foreman

and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. Shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. CONTRACTOR shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the CONTRACTOR'S responsibility to bring to the attention of the DISTRICT all areas that are not in compliance. If pruning will bring the area into compliance, then the CONTRACTOR, after conferring with DISTRICT'S representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. CONTRACTOR will also be responsible to keep mulch pulled away from the base of all landscape lights at all times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. CONTRACTOR will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. CONTRACTOR shall be responsible for the removal of all palm fruit stains. CONTRACTOR shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). CONTRACTOR shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE

REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. CONTRACTOR is not to use non-selective herbicides to eradicate weeds in curblines or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to its negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the CONTRACTOR'S contract, whichever is greater.

8) REPORTING – CONTRACTOR shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The CONTRACTOR shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. CONTRACTOR shall prescribe the treatment plan it is to follow to remedy such afflictions.

PART 2

FERTILIZATION

CONTRACTOR shall abide by all requirements in Ordinance No. 14-16, as amended from time to time, regarding the application of fertilizer within St. Johns County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF ST. JOHNS COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN THIRTY-SIX (36)

HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO TWO (2) INCHES IN A TWENTY-FOUR (24) HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything central of a line running east-west from coast to coast from Ocala to north of Tampa through Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the CONTRACTOR shall notify the DISTRICT in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the CONTRACTOR to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the CONTRACTOR to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September and November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the CONTRACTOR every month with additional spot treatment as needed. During the weekly inspections the CONTRACTOR is responsible for the identification and eradication/control of disease and insect damage including but not limited

to: scale, mites, fungus, chinchbugs, grubs, nematodes, fire ants, mole crickets, etc. CONTRACTOR shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The CONTRACTOR is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. CONTRACTOR shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. CONTRACTOR will be fully responsible in the treatment of such afflictions. At the DISTRICT'S discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. CONTRACTOR is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. CONTRACTOR is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The DISTRICT reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The CONTRACTOR is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the CONTRACTOR to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the CONTRACTOR'S full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the CONTRACTOR'S responsibility to treat these conditions in an expedient manner.

It shall also be the CONTRACTOR'S responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. CONTRACTOR shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the DISTRICT should become aware of any pest problems it will be the CONTRACTOR'S responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - CONTRACTOR is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. CONTRACTOR shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, CONTRACTOR is asked to provide the cost for the annual application of Top Choice in all finished landscape areas shown on the Maintenance Exhibit. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. CONTRACTOR shall inspect and test the irrigation system components within the limits of the DISTRICT a minimum of one (1) time per month.

These inspections shall include:

A. IRRIGATION CONTROLLERS

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. WATER SOURCES

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform DISTRICT Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. REPORT

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below-ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. CONTRACTOR shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure the entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the CONTRACTOR'S responsibility to ensure all drip tubing is covered with mulch prior to CONTRACTOR leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from the DISTRICT, CONTRACTOR shall proceed. In the event of an emergency or immediate need for repair, CONTRACTOR shall make a diligent effort to contact, with the approximate price or estimate of repairs, the DISTRICT prior to making such repair.

Upon being awarded the Agreement, CONTRACTOR shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly (“Irrigation Audit”). A separate audit may be provided by the CONTRACTOR listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be approved in the DISTRICT’S discretion.

After the thirty (30) day period has expired and for the duration of the Agreement, assuming the DISTRICT approves the audit repairs identified in the Irrigation Audit to be performed, CONTRACTOR shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The DISTRICT Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The CONTRACTOR will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the CONTRACTOR and a copy delivered to the DISTRICT Manager or his designee, along with the weekly report. At no time shall the CONTRACTOR leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of the CONTRACTOR to ensure the turf and plant material remains healthy. If the CONTRACTOR finds that the irrigation system cannot adequately cover the DISTRICT in the allotted time, it will be the CONTRACTOR’S responsibility to bring this to the attention of the DISTRICT representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the CONTRACTOR’S monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the “open” position are to be considered emergencies.

Freeze Protection. The CONTRACTOR shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, CONTRACTOR shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms (if present)
3. Visual and manual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems (if present)
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance CONTRACTOR
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources

2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform DISTRICT Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

PART 5

INSTALLATION OF MULCH & ANNUALS

CONTRACTOR shall provide four rotations of annuals for each year of the Agreement. The rotations shall be approved by the District's field services manager in advance of installation.

After prior approval by the DISTRICT, CONTRACTOR also shall top dress all currently landscaped areas as shown on the maintenance map (i.e., landscaped beds, AND tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, CONTRACTOR shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. CONTRACTOR is responsible for all necessary clean up related to these procedure

CONTRACTOR agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, CONTRACTOR shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. **Labor for trenching shall be included in the unit cost of the mulch.**

CONTRACTOR agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by CONTRACTOR at no additional cost to DISTRICT.

This will not be included in the contract amount and shall be invoiced separately the month after service is rendered. CONTRACTOR shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The DISTRICT reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

History of Company



"We're in the customer service business, we just happen to do landscaping. We surround ourselves with great people who achieve great results."

Brian DuMont- CEO & Founder

Yardnique began operations in 1997 when Brian DuMont, the company founder and CEO, was a junior at North Carolina State University pursuing his horticulture science degree. As a means for income while in school, Brian provided landscape services to residential customers with the same passion for customer service and quality that is alive and well today. Now, Yardnique stands as one of the fastest growing landscape companies in the nation, currently ranked 23rd by *Lawn and Landscape* magazine.

Specializing in commercial landscape maintenance, design, and installation, the company operates under its flagship brand Yardnique as well as through various wholly owned landscape service brands. All share common goals and values with an unyielding commitment to protect the quality and environmental standards of the communities we serve.

Today, we employ over 2,000 grounds care, design, and horticulture professionals. Our bright orange trucks can be seen in communities across the southeastern United States in North Carolina, South Carolina, Tennessee, Georgia, and Florida with plans to expand southwest from Alabama to Texas.

Company Resume



Yardnique Founder and CEO
Brian Dumont



Chief Operating Officer
Bill Davoli



VP of Florida Operations
Joe Chiellini – Yardnique/ASI



VP of Business Development
Alan Anders



CFO/Florida Operations
Kate West



**Director of Business Development
Florida Operations**
Dominick Portoghesi



East Coast District Manager
Brandon Whaley



Business Developer- NE FL
Emily Mckoy



Branch Manager- NE FL
Brian Stephens

Years in Business: 29 years (Founded in 1996)

Corporate Vision: Create an opportunity-driven environment by building a great company surrounded by great people who create great results.

Our Shared Values:

Driven: Yardnique landscapes will always radiate the quality of the communities we serve. We strive to reflect excellence in every project, ensuring that our work enhances the beauty and functionality of the environments we manage.

Accountable: We are committed to being extremely responsive and timely in our services. Our dedication to accountability means we consistently deliver exceptional work, meeting and exceeding client expectations.

Respectful: Respect is at the core of our interactions. We respect each other, our customers, and the environment, fostering a culture of mutual appreciation and sustainability.

Passionate: Our team is passionate about landscaping and grounds care. We wake up every day excited about our work, driven by a love for what we do and a commitment to creating beautiful outdoor spaces

Our Mission

At Yardnique, we work every day to enhance the value and environmental quality of residential neighborhoods by specializing in community landscaping and grounds care services.

Our values translate to high expectations for ourselves but more importantly to deliver exceptional service to the property:

- ❖ **We always deliver our services with passion, care and diligence**
- ❖ **The properties landscapes and grounds will consistently radiate the quality of the community**
- ❖ **We will be extremely responsive, on-time and our work is always exceptional**
- ❖ **We respect each other, our customers and the environment**
- ❖ **We wake up every day excited about our work to make better residential communities**



Florida Offices

Yardnique has a large presence in the state of Florida with significant resources for landscape maintenance, lawncare, horticulture, pest control and turf health. We are in the unique position to be able to immediately serve most of Florida with a rapidly expanding team of over 600 landscape professionals working in Florida.

Yardnique's corporate headquarters is in Raleigh North Carolina, with our Florida state headquarters in Tampa. Across the state, we proudly operate 12 branches to support our growing client base.

YN Orlando
574 Fairvilla Rd
Orlando, FL 32808

YN Ft. Myers
19431 Palm Beach
Blvd Alva, FL 33920

YN Jacksonville
11323 Distribution
Avenue E Jacksonville,
FL 32257

YN Ft. Pierce
3085 Oleander Ave
Ft. Pierce, FL
34982

ASI Landscapes
9702 Harney Road
Thonotosassa, FL 33592

ASI Landscapes
Haines City, FL

**Yardnique West Palm
Beach – Precision**
3085 Oleander Ave
Ft. Pierce, FL 34982

Creative Vero Beach
7080 57th St
Vero Beach, FL
32967

YN Ft. Lauderdale
515 SW 21st Ter
Ft. Lauderdale, FL
33312

YN Sarasota
5505 Lorraine Rd.
Bradenton, FL 34211

TEAM Management
6830 Cecelia Drive
New Port Richey, FL 34653

Everyday Maintenance
5835 Yougquist Road
Ft. Myers, FL 33912



Licenses and Certifications

The following are the list of licenses/certifications/subcontractors currently held by Yardnique's professional staff as well as professional associations and organizations of which we are an active member.

Yardnique/ASI LANDSCAPE MANAGEMENT LICENSES AND REGISTRATIONS

- Pest Control License – Florida, No. JB135024
- Pest Control Operator – Florida, No. JF184897
- License as a Dealer in Agricultural Products – Florida, No. 116260-1
- Nursery Stock Dealer Certificate of Registration – Florida, No. 47237971
- Certified Arborist License – Florida, No. FL0710A
- FDOT Intermediate Maintenance of Traffic Certification – Qualified 6/4/13
- Pinellas County BMP Certification – No. 013
- State of Florida Irrigation – License No. I-CFCO24523

PROFESSIONAL ASSOCIATIONS

- NALP – National Association of Landscape Professionals
- Florida Turfgrass Association
- FNGLA - Florida Nursery, Growers and Landscape Association
- FIS – Florida Irrigation Society
- BAAA - Bay Area Apartment Association
- FAA – Florida Apartment Association
- FCAA- First Coast Apartment Association
- NAA - National Apartment Association
- BOMA – Building Owners and Managers Association
- CAI – Community Associations Institute
- Greater Tampa Bay Chamber of Commerce
- CFHLA – Central Florida Hotel & Lodging Association
- AAGO – Apartment Association of Greater Orlando

Reference List – Jacksonville Branch



The following represents several key, local select maintenance contracts held in the past that show our experience in providing services of a similar scope. Many of these projects have been serviced by Yardnique for multiple years and provide an example of the level of quality and customer service provided.

Deerwood Office Parks & JTB Center

Karen L. Anderson, CPM , General Manager

Vanderbilt Office Properties

5011 Gate Pkwy, Building 100

Suite 130

Jacksonville, FL 32256

kanderson@vanderbilttop.com

O: 904.802.7122 | M: 314.713.7430

St Johns Six Mile Creek N. POA

Cathy Cox, CAM

May Management

220 Registry Blvd

Saint Augustine, FL 32092

ccox@maymgt.com

O: 904-940-1002, ext. 101

The Point at Tamaya

Riley Donegan, Property Manager

Michelson Organization

3050 Tamaya Blvd

Jacksonville, FL 32246

tmmanager@thepointattamaya.com

O: 904-664-6699

Jacksonville Branch References Continued..

Ocean Gallery

Sherri Johnson, Community Manager

4600 Highway A1A S

St. Augustine, FL 32080

E: sjohnson@ogstaug.com

O: 904- 669-7650

Turnbull Creek Community Development District

James Schieszer, Operations Manager

101 E Positano Avenue

St Augustine, FL 32092

Jschieszer@rmsnf.com

O: 904-759-9833

Gramercy Woods

Judy Rycraft, Property Manager

9000 Southside Blvd.

Jacksonville, FL 32256

Judy.rycraft@am.jll.com

O: 904-673-9790

Optional Ancillary Services Pricing



- **Mulch Installation** – Proposed and invoiced separately per event. (Qty and cost TBD).
Current market installed pricing (price can be honored for 90-days from contract execution)
 - Hardwood Blends - \$65.00 / CY (Blown-in only) – Add \$ 5.00/CY for all Dyed mulch
 - Grade A Cypress - \$285 / CY (Blown-in)
 - Mulch Hand Spread (Labor and Material) - \$85 / CY
 - Certified Playground Mulch- \$95/CY (Blown-in)
 - Rock (TBD) based on variety, size, location and amount needed
 - Pine straw- \$12/ bale
- **Palm / Tree Pruning** – All palm pruning (**over 12'**) will be pruned and invoiced separately per request at time of service to reflect the most accurate current service market price. (Qty and cost TBD). Note: Assuming regularly maintained. Neglected and overgrown palms will be serviced at an additional cost based on condition.
Current market pricing for palm pruning (price can be honored for 90 days from contract execution)
 - Standard Palms – (12'-30') high \$ 55 per palm (Sabals, Queens, Washingtonia)
 - Standard Palms – (30'- '+) high \$ 98 per palm (Sabals, Queens, Washingtonia)
 - Specialty Palms – \$125 per palm (Canary Island Date, Daks, Sylvester, Bismark)
 - Cluster Palms - \$15 per stalk (Paurotis, Reclinata)
 - General Tree lifting and pruning - \$TBD per project.
- **Specialty Palm OTC Inoculations** – Invoiced separately per request at time of service to reflect the most accurate current service market price. (Qty and cost TBD).
Current market pricing for palm inoculation (price can be honored for 90 days from contract execution)
 - \$ 95 per inoculation
- **Annual Flowers** – We will install and maintain annual flowers per client's direction. Proposed and invoiced separately per event. (Qty and cost TBD).
Current market installed pricing (price can be honored for 90-days from contract execution)
 - 4" unit, \$2.75 ea.
 - 6" unit, \$15.00 ea.
 - Bedding soil for new beds or replenishment of existing beds. \$95 per CY.
- **TopChoice (Fire Ant Control)** – Proposed and invoiced separately per event. (Qty and cost TBD).
Current market installed pricing (price can be honored for 90-days from contract execution)
 - \$15.00 / 1k Sq.ft.
 - \$660.00 / Ac.
- **Irrigation Repair** – Proposed and invoiced separately per event. (Qty and cost TBD).
Current market pricing (price can be honored for 90-days from contract execution)
 - \$75.00 /hour – per Tech *during Regular hours for repair labor.*
 - \$125.00 / hour – per Tech *during overtime hours for repair labor.* (3hr minimum)
 - Parts at an additional cost (TBD).
- **Debris Clearing after a named storm** – See attached “Emergency Response Plan”. Proposed and invoiced separately per event based on need and severity. (Qty and cost TBD).

- **Installation of Sod** – Proposed and invoiced separately per event, based type and quantity. (Qty and cost TBD). Current Unit costs: \$1.75 / sf for Rip out and replacement. Price is adjusted down per qty.
- **Tree Pruning / Surgery (over 15' and/or over 4" caliper** – Proposed and invoiced separately per event, based type, location, accessibility, size and quantity. (Qty and cost TBD). Current “per day” crew cost - \$4,000.
- **Landscape Design Services** – For current Yardnique maintenance clients, there is no cost to our clients for associated Landscape Design Services if awarded the project. If invoiced, credit will be applied.
- **Planting of Shrubbery and Trees** – Proposed and invoiced separately per event, based type, size, quantity, prep needed. (Qty and cost TBD)

Cortland Partners Tampa/Miami

(Multi-Family Housing Portfolio)

Contact: Mr. Jeff Hartert, Regional Operations Manager

jeff.hartert@cortland.com

Service Dates: 2022 – Ongoing

Highmark Residential Tampa, Lakeland and Orlando

(Multi-Family Housing Portfolio)

Contact: Mrs. Lori Odell, Assistant Regional Vice President

(813) 299-3055 orio@highmarkres.com

Service Dates: 2013 – Ongoing

Benderson Development –various Florida Locations

(Commercial & Retail Portfolio)

Contact: Bryan Alderman, VP Benderson Florida

brianalderman@benderson.com.

Service Dates: Ongoing

Del Webb Communities (10+) – FL, GA, SC, NC

Contacts: Provided per community / per location upon request.

Service Dates: Ongoing

Hunter's Creek CA – Kissimmee, FL (Community Association)

Contact: Mrs. Michelle Ouimet - General Manager HCCA

240-6000 mouimet@hunterscreek.net

Service Dates: 2020 – Ongoing
407)

KPMG Lake House – Hyatt Corp – Lake Nona, FL (Corporate Campus)

Contact: Mr. Tyson Warren, General Manager, Hyatt Corp.

tyson.warren@hyatt.com

Service Dates: 2020 – Ongoing

USTA National Campus – Lake Nona, FL (National Headquarters)

Contact: Kevin Karczewski, Operations Manager, Courts and Grounds

kevin.karczewski@usta.com

Service Dates: 2025 – Ongoing

Fishhawk Ranch CDD – Lithia, FL (CDD)

Contact: Mr. Eric Dailey, District Manager, Halifax Solutions, Inc

edailey@halifax-solutions.com

Service Dates: 2024 – Ongoing

Medley at Mirada Community – San Antonio, FL (HOA)

Contact: Mrs. Danielle Enyeart, LCAM, ICON Management,

denyeart@theiconteam.com

Service Dates: 2022 – Ongoing

Prologis (Portfolio) – FL, GA, SC, NC (Commercial Industrial)

Contacts: Provided per location upon request.

Service Dates: Ongoing

Greystar Management (FL) (Multi-Family Housing)

Contacts: Provided per community / per location upon request.

Service Dates: Ongoing

RAM Partners (FL) (Multi-Family Housing)

Contacts: Provided per community / per location upon request.

Service Dates: Ongoing

MAA (FL, GA) (Multi-Family Housing)

Contacts: Provided per community / per location upon request.

Service Dates: Ongoing

HCA Healthcare (FL) (Healthcare)

Contacts: Provided per facility / per location upon request.

Service Dates: Ongoing



Trusted Partners Across the Southeast



Del Webb Heartwood

Maintain homes, common areas, and amenities.

Yardnique maintained since 2025

Vicki Sears

Community Manager

47 Juniper Way, Richmond Hill, GA, 31324

vsears@associatedasset.com



Del Webb Carolina Arbors

Maintenance for 1292 homes, common areas and amenities

Yardnique maintained since 2012

Phillip Smith

Community Manager

357 Carolina Arbors Drive, Durham, NC 27703

(919) 624-3212



Hunter's Creek Comm Assoc.

Home and common areas

ASI Landscapes maintained since 2020

Michelle Ouimet

Community Assoc. Manager

14101 Town Loop Blvd, Orlando, FL, 32897

(407) 240-6000



FishHawk Ranch CDD

Maintenance for common areas, trails, and entrances

ASI Landscapes maintained since 2024

Eric Daily

District Manager

5721 Osprey Ridge Drive, Lithia, FL, 33547
edailey@halifax-solutions.com



Medley at Mirada

Maintenance for HOA Community

ASI Landscapes maintained since 2022

John Mullins

LCAM, Icon Management

31800 Cannon Rush Drive San Antonio, FL 33576

jmullins@theiconteam.com



Del Webb Sun City Peachtree

Currently maintain over 2500 homes and common areas with 3600 to be serviced at completion

Yardnique maintained since 2010

Vickey Spivey
Community Manager

*500 Del Webb Boulevard
Griffin, GA 30223
(678) 939-2791*



Del Webb Carolina Gardens

Over 800 homes, common areas and amenities

Yardnique maintained since 2021

Alison Maxwell
Community Manager

*905 Del Webb Manor Ave.
Wake Forest, NC 27526
(919) 291-9515*



Del Webb Carolina Preserve

Over 1364 homes, common areas and amenities

Yardnique maintained 2010 – 2021, 2024 -current

Paul Fogg
Community Manager

*115 Alforth Place
Cary, NC 27519
(919) 592-1249*



Del Webb Grand Dunes

Maintenance for 552 homes currently completed, common areas and amenities

Yardnique maintained since 2022

Jeffrey Lee
Community Manager

*6201 Marina Parkway
Myrtle Beach, SC 29572
(843) 547-9768*



Del Webb Sun City Carolina Lakes

Maintenance for 1200 homes, common areas and amenities

Yardnique maintained since 2022

Joel Schaffer
Landscape Committee Chair

*1353 Del Webb Blvd.
Indian Land, SC 29707
(201) 874-2412*



Del Webb Carolina Overlook

Maintenance for 800 homes, common areas and amenities

Yardnique maintained since 2023

Ed Corless
Landscape Committee Chair

*1638 Covered Bridge Rd.
Clayton, NC 27520
(919) 899-1767*



References – Multifamily and Commercial Partners



CORTLAND





CERTIFICATE OF LIABILITY INSURANCE

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

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

PRODUCER Towne Insurance Agency, LLC 7100 Falls of Neuse Road Raleigh, NC 27615	CONTACT Sarah L. Leonard NAME: PHONE (A/C, No, Ext): (919) 882-5175 E-MAIL ADDRESS: sleonard@towneinsurance.com	FAX (A/C, No): (919) 872-2033
	INSURER(S) AFFORDING COVERAGE INSURER A : Selective Insurance Company of the Southeast	NAIC # 39926
INSURED Yard Nique, Inc. dba ASI Landscape Management 10014 Chapel Hill Rd Morrisville, NC 27560	INSURER B : Builders Mutual Insurance Company	10844
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES		CERTIFICATE NUMBER:				REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	X	S2537295	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	OTHER:						MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 3,000,000
							PRODUCTS - COMP/OP AGG \$ 3,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	S2537295	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	X	X	S2537295	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 5,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 0						AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NE) <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A	X	WCP1102120	1/7/2025	1/7/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equip			S 2540665	4/30/2025	4/30/2026	Deductible: \$2,500 \$ 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation for Florida covered under the following policy:

Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2026; Policy #: WCP1094817;
Limits: \$1,000,000/Each Employee, \$1,000,000/Each Accident, \$1,000,000/Policy

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sarah Leonard

FOR INFORMATIONAL PURPOSES ONLY



The best landscapes on earth



HOA on a grand scale



Lighting the way



Mulch and Straw Installation



Common areas that make a difference



An impressive entrance



Lush community areas enhance value



THE YARDNIQUE
FAMILY OF COMPANIES

EXHIBIT 19

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
St. Johns County, Florida

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (25 Points Possible)

This category addresses whether a Proposer clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (20 Points Possible)

Twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ALL FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (15 Points Possible)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, annual rotations, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score

(100 Points Possible)

THIS AGREEMENT (the “Agreement”) is made and entered into this _____ day of _____, 2026, (the “Effective Date”) by and between:

Parkland Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746 (“District”); and

_____, a _____, whose address is _____ (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by St. Johns County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain landscape and irrigation, as described in more detail in **Exhibit A** to this Agreement (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape and irrigation maintenance services for the Facilities; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit B**, attached hereto and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

WHEREAS, the District and the Contractor warrant and agree that they have all 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. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional landscape and irrigation maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit B** hereto.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor
- G.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- H.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

I. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor _____ Dollars (\$_____) per month in accordance with **Exhibit C** to this Agreement. The initial term of this Agreement shall be from the Effective Date until September 30, 2026. Thereafter, the Agreement shall automatically renew for up to four (4) additional one (1) year renewal terms, unless terminated earlier by either party in accordance with the provisions of this Agreement.
- B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each

monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor 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 5. INDEMNIFICATION.

- A.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the

Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section 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, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor 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 any 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 Contractor 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 or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party 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. 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 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, 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 Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor 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 17. 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 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Parkland Preserve Community Development District
250 International Parkway, Suite 208
Lake Mary, FL 32746
Attn: District Manager

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

B. If to Contractor:

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto 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 expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto 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 Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is Dana Harden (the “Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor 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*; 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 contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’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 Contractor, the Contractor 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 Word or Adobe PDF formats.

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 904-775-9754, DHARDEN@VESTAPROPERTIESERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FL 32746

SECTION 26. 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 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties 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 each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY REQUIREMENTS. The Contractor 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, the Contractor 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 Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor 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. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such

notification from the District, the Contractor 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.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

Secretary / Assistant Secretary

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

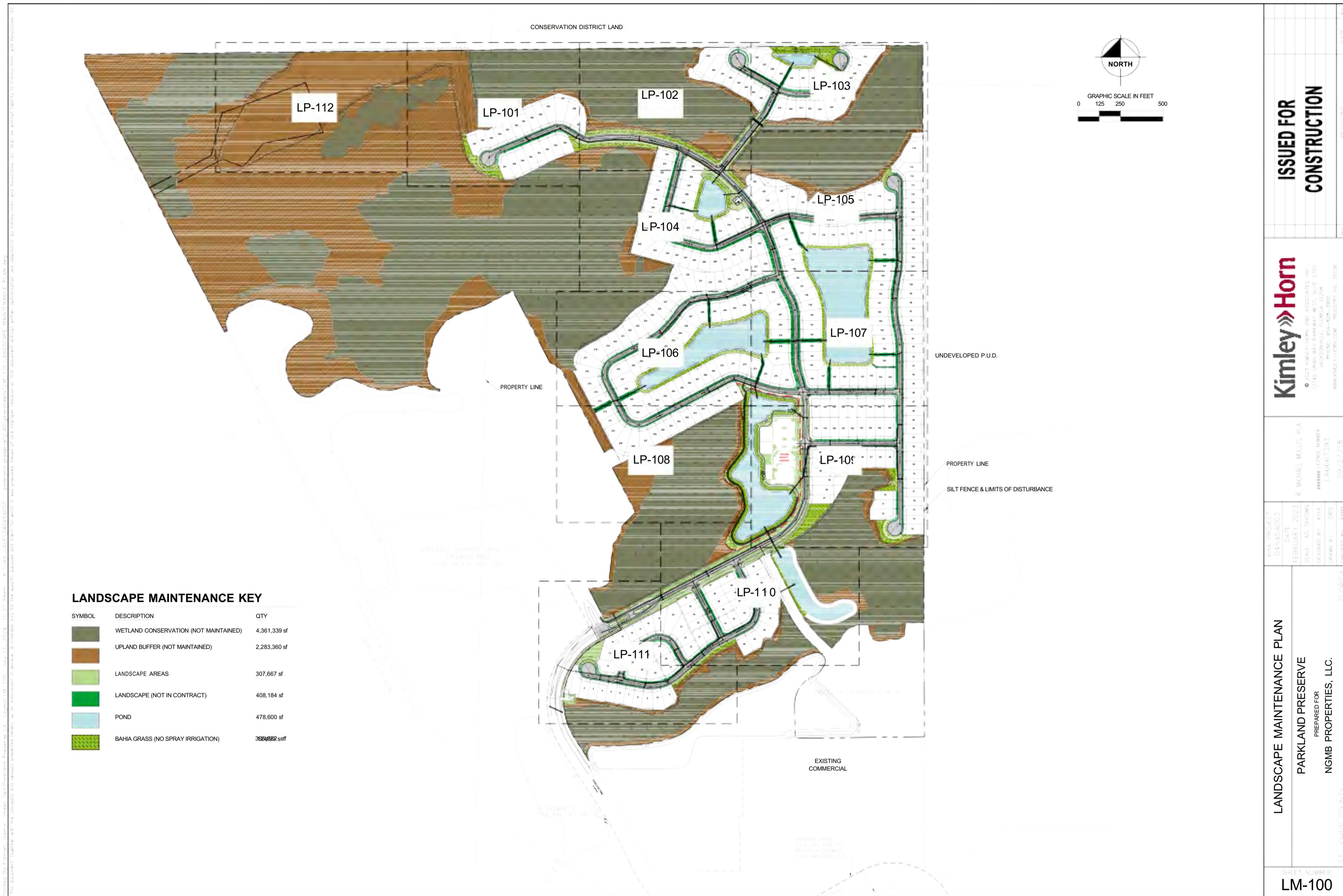
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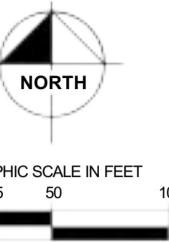
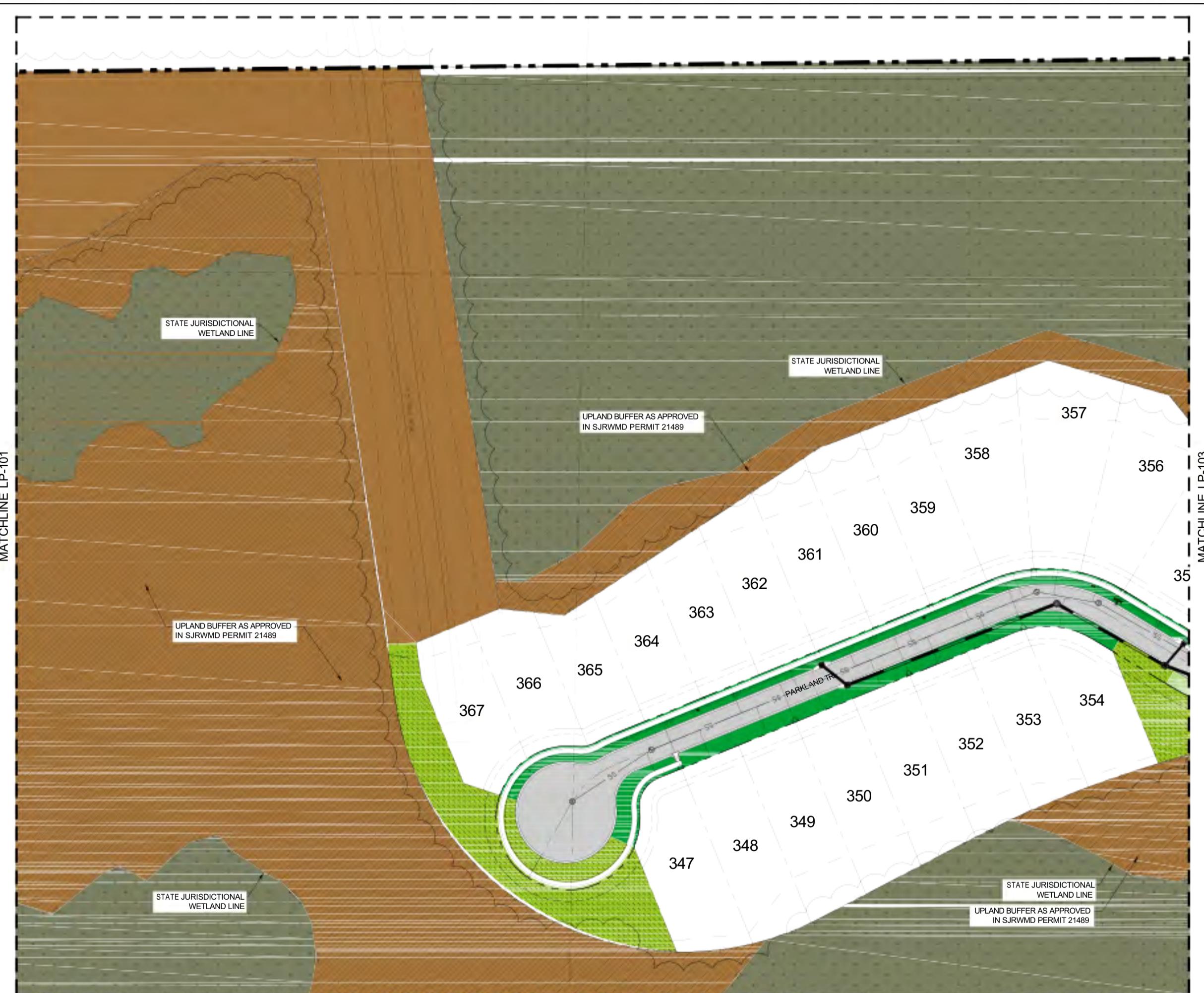
By: _____
Its: _____

By: _____

Exhibit A: Maintenance Map
Exhibit B: Scope of Services
Exhibit C: Proposal Pricing

EXHIBIT A
MAINTENANCE MAP





0 25 50 100

WETLAND LINE LINE AS APPROVED IN
SJRWMD PERMIT 21489

CONSERVATION EASEMENT PER ALTA
SURVEY BY PERRIT AND ASSOCIATES,
INC DATED 10/03/17

SILT FENCE/LIMITS OF CLEARING

WETLAND CONSERVATION

PREVIOUSLY PERMITTED WETLAND
IMPACTS PER SJRWMD PERMIT 21489

UPI AND BUFEER

PLANT KEY

TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS
PALM TREES	CODE	COMMON NAME
	WRT	TORNADO MEXICAN FAN PALM

SEE SHEET LP-113 FOR COMPLETE PLANT SCHEDULE

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361,339 sf
	UPLAND BUFFER (NOT MAINTAINED)	2,283,360 sf
	LANDSCAPE AREAS	307,667 sf
	LANDSCAPE (NOT IN CONTRACT)	408,184 sf
	POND	478,600 sf
	BAHIA GRASS (NO SPRAY IRRIGATION)	398,489 ssf

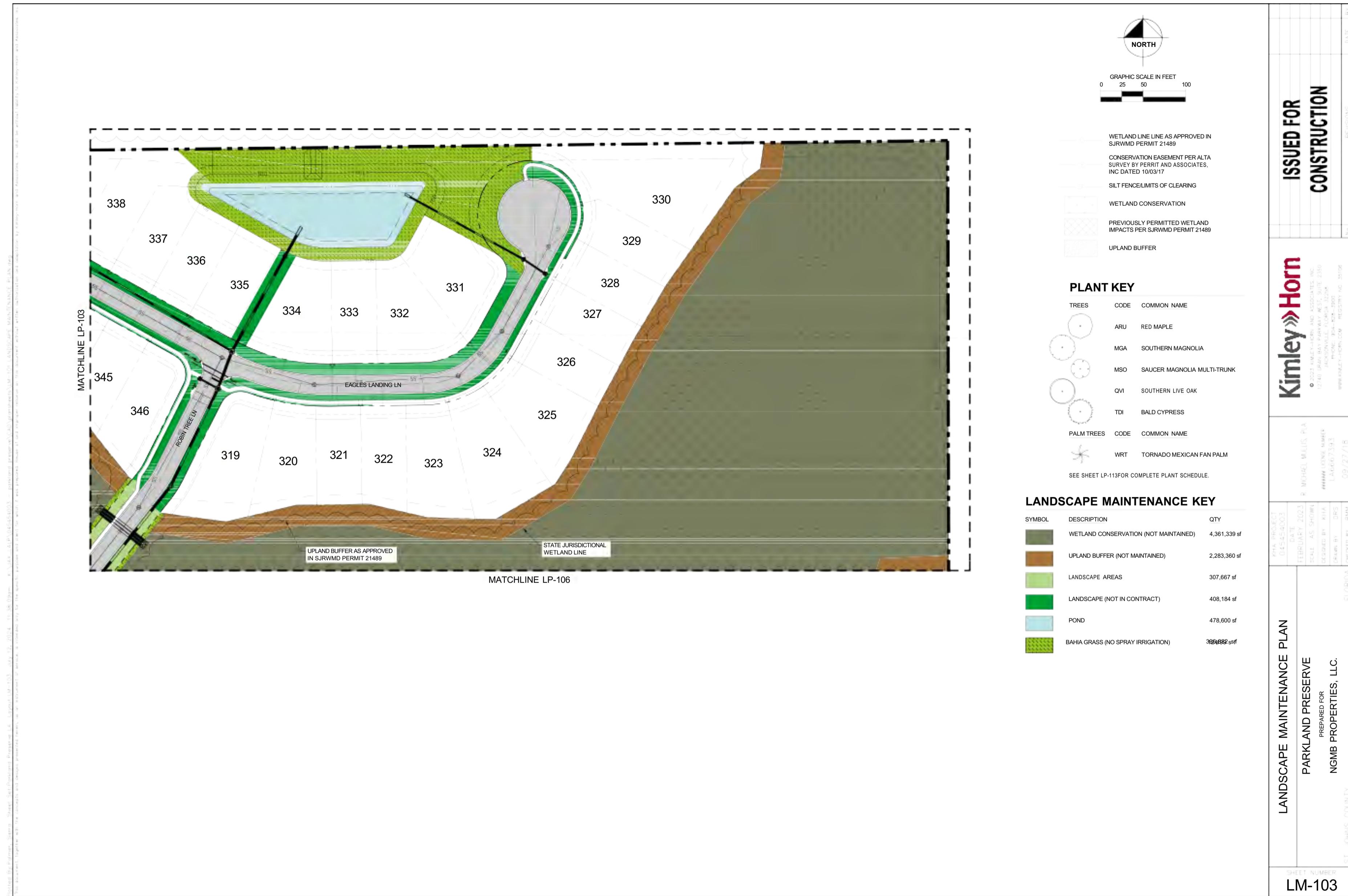
LANDSCAPE MAINTENANCE PLAN
PARKLAND PRESERVE
PREPARED FOR
NGMB PROPERTIES, LLC.

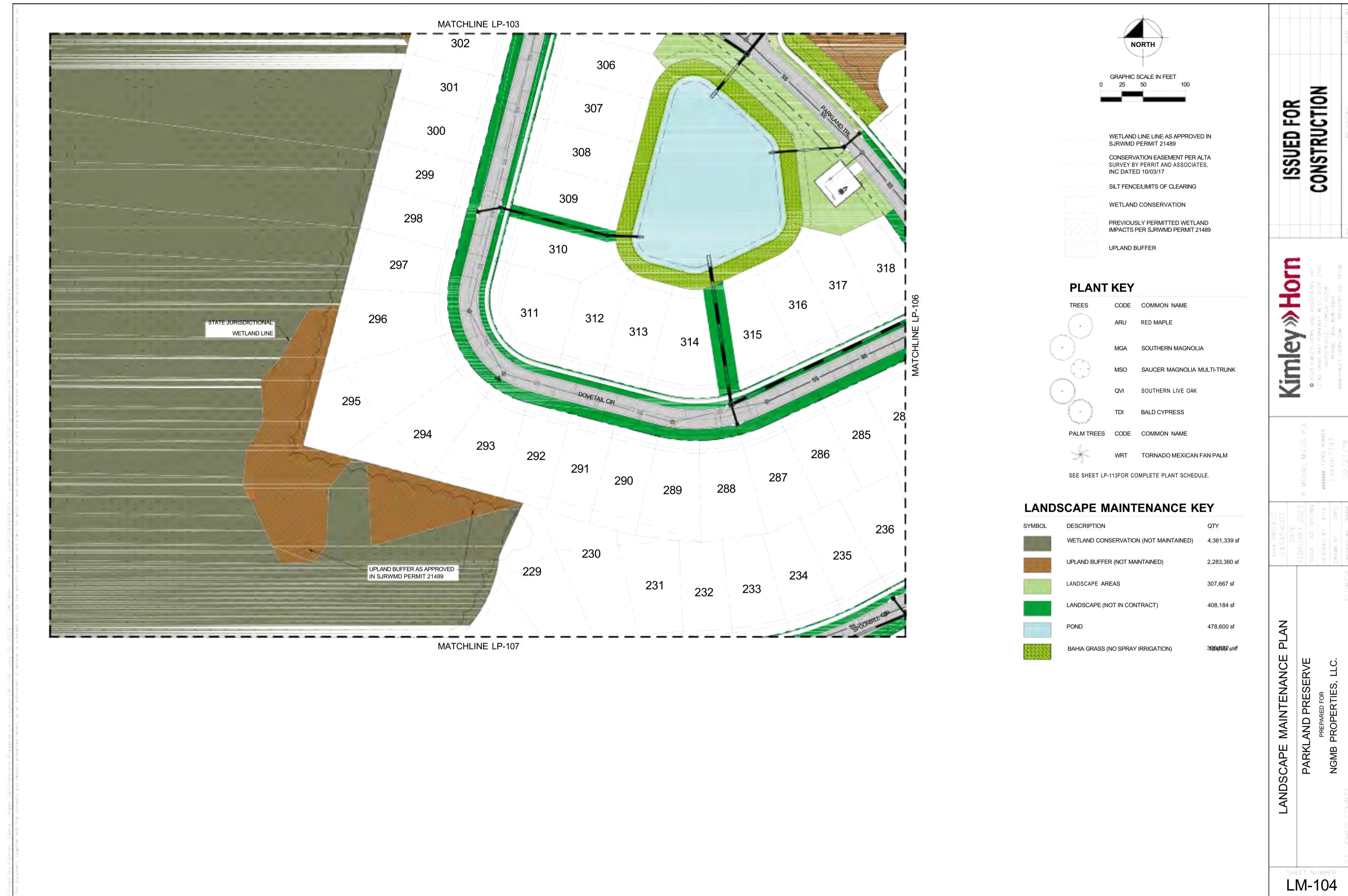
**ISSUED FOR
CONSTRUCTION**

Kimley Horn

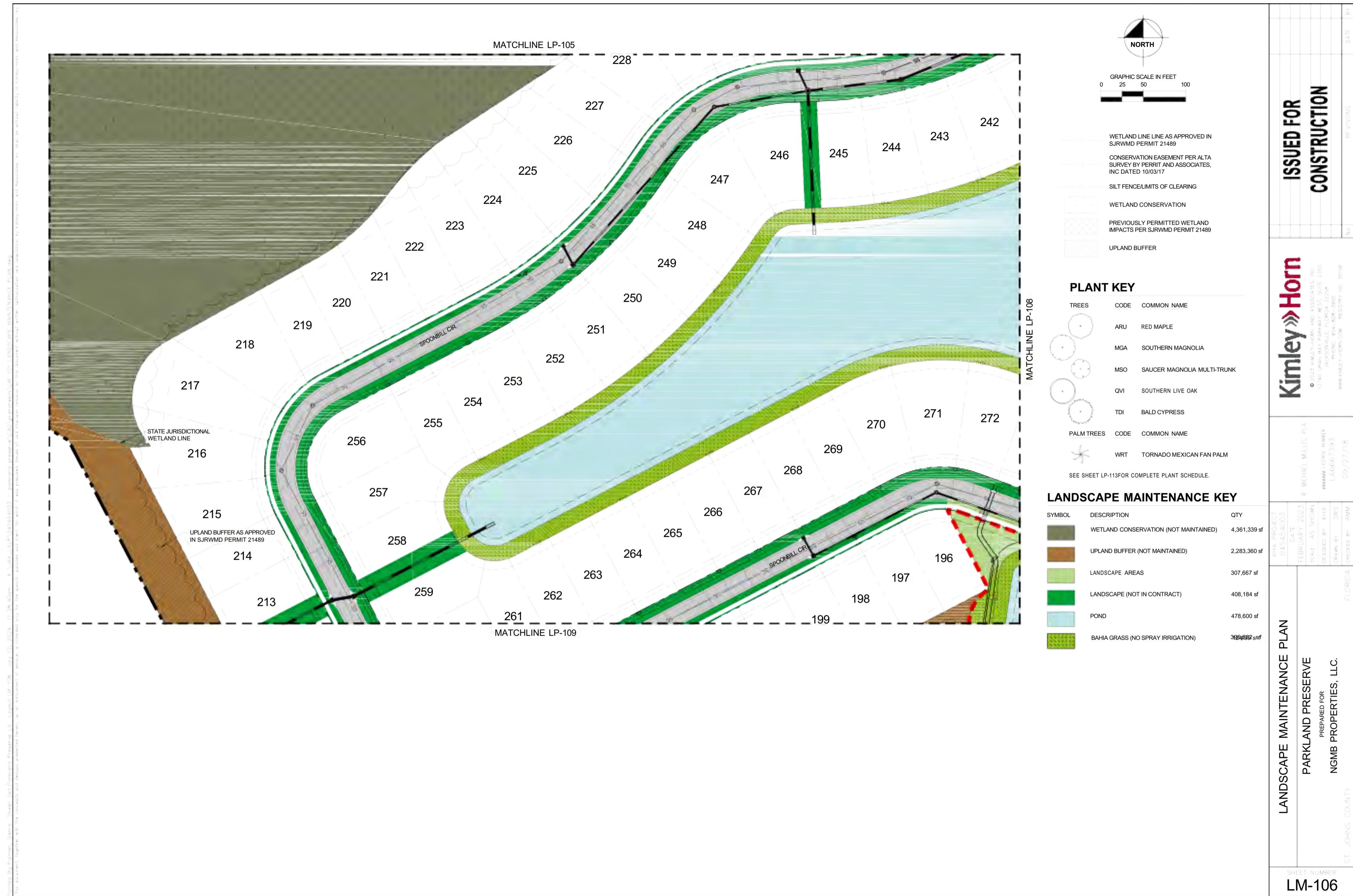
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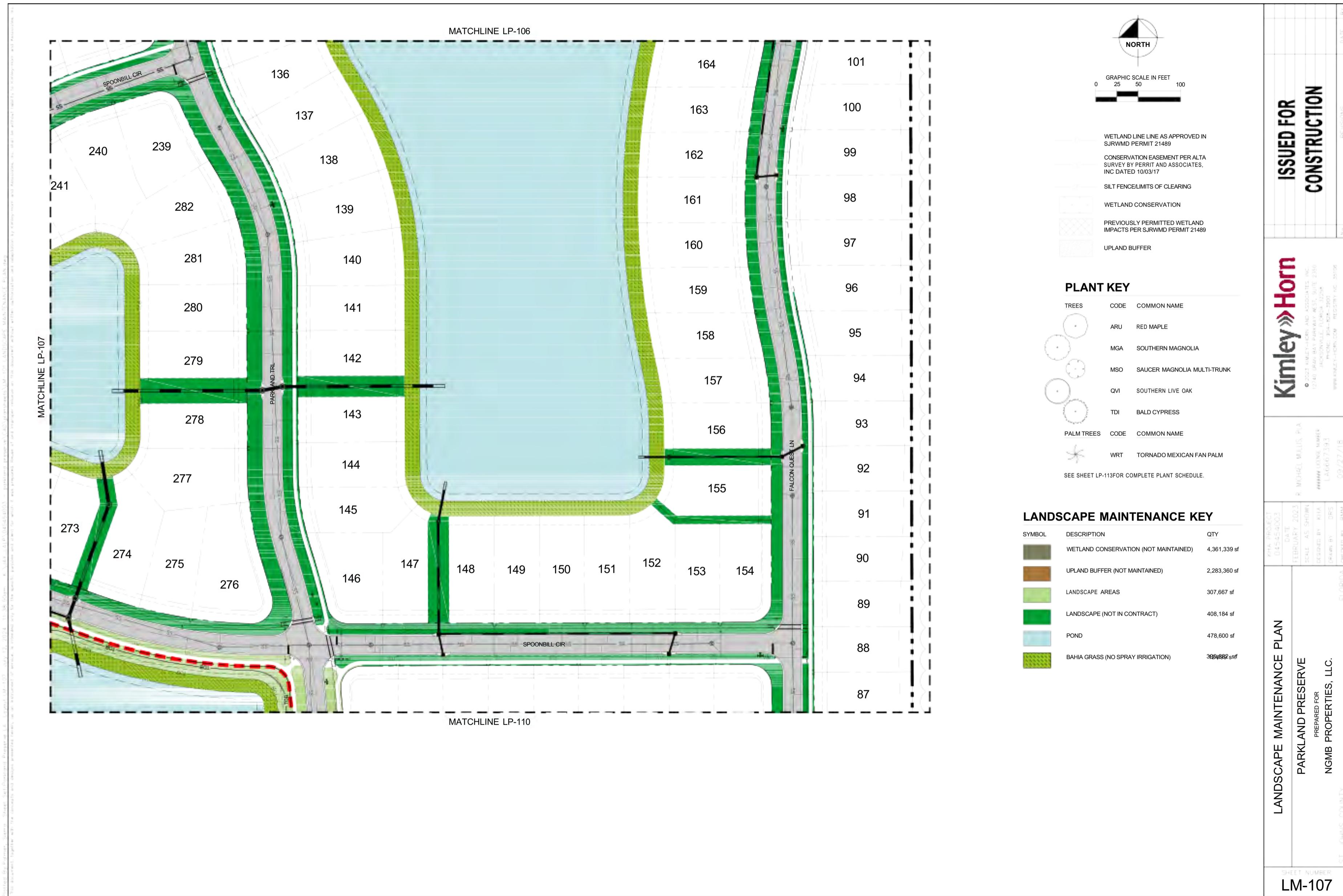


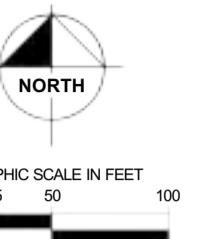
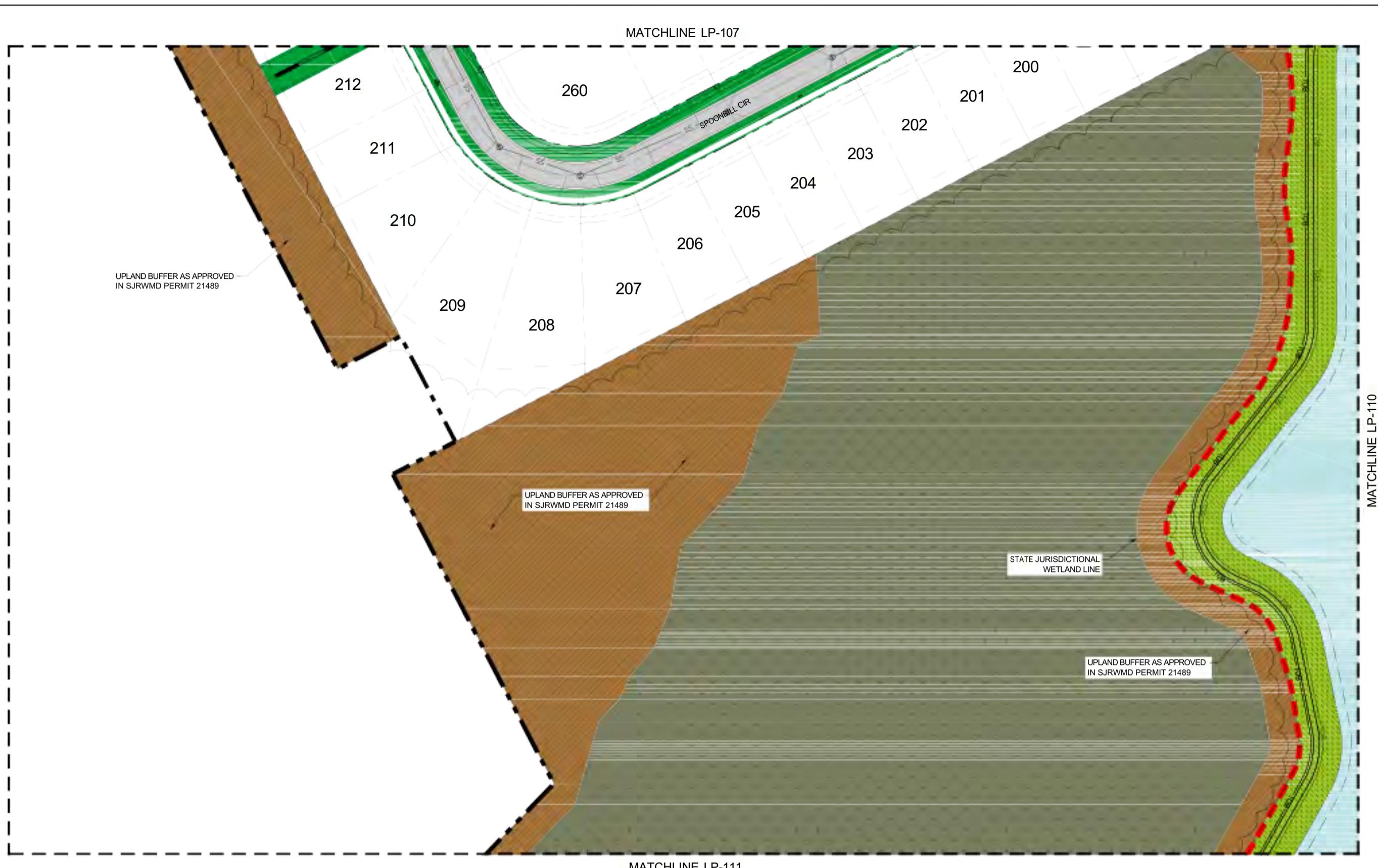












WETLAND LINE LINE AS APPROVED IN
SJRWMD PERMIT 21489

CONSERVATION EASEMENT PER ALTA
SURVEY BY PERRIT AND ASSOCIATES,
INC DATED 10/03/17

SILT FENCE/LIMITS OF CLEARING

WETLAND CONSERVATION

PREVIOUSLY PERMITTED WETLAND
IMPACTS PER SJRWMD PERMIT 21489

IRLAND BLIEFER

PLANT KEY

TREES	CODE	COMMON NAME
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	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS
PALM TREES	CODE	COMMON NAME
	WRT	TORNADO MEXICAN FAN PALM

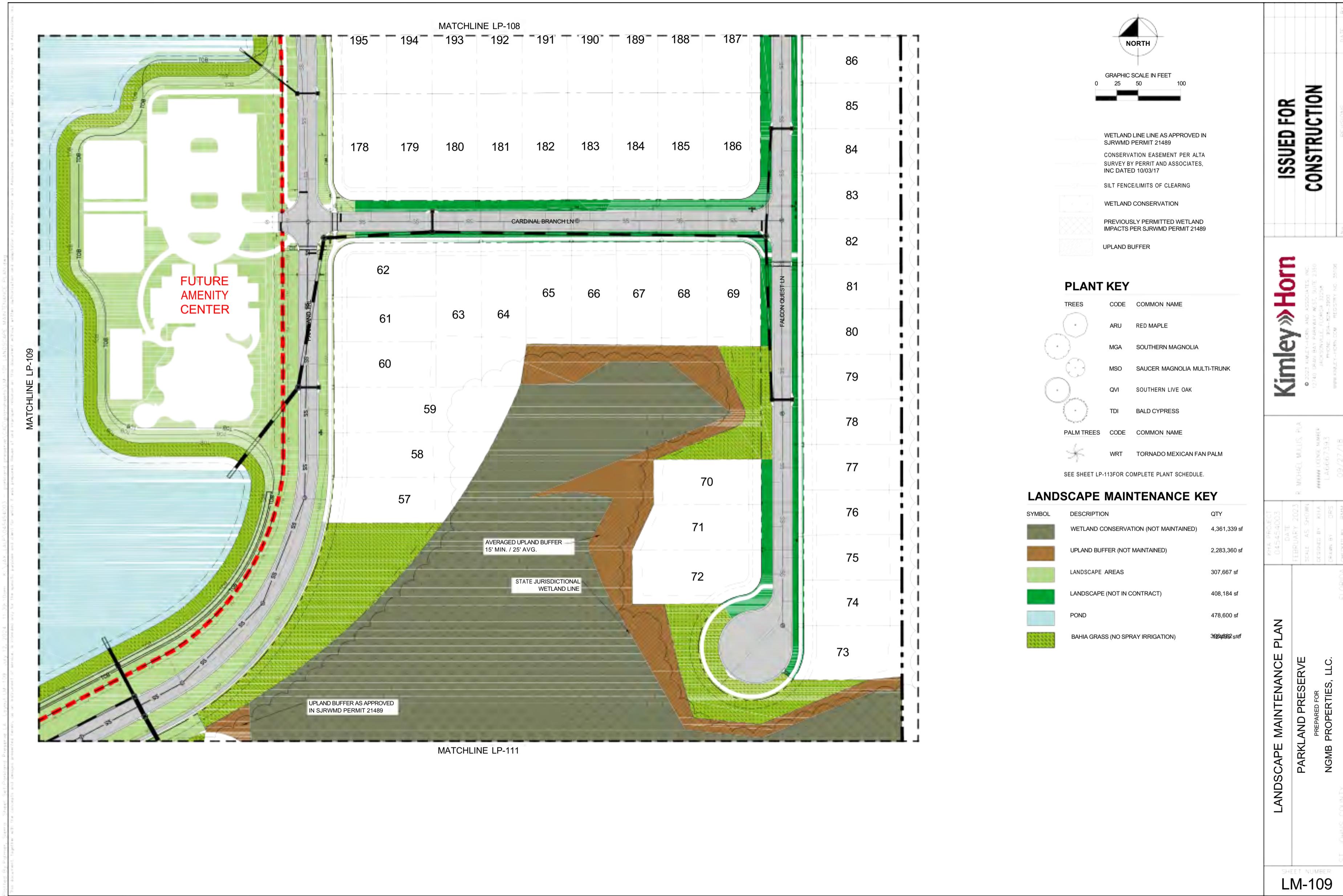
SEE SHEET LP-113FOR COMPLETE PLANT SCHEDULE.

LANDSCAPE MAINTENANCE KEY

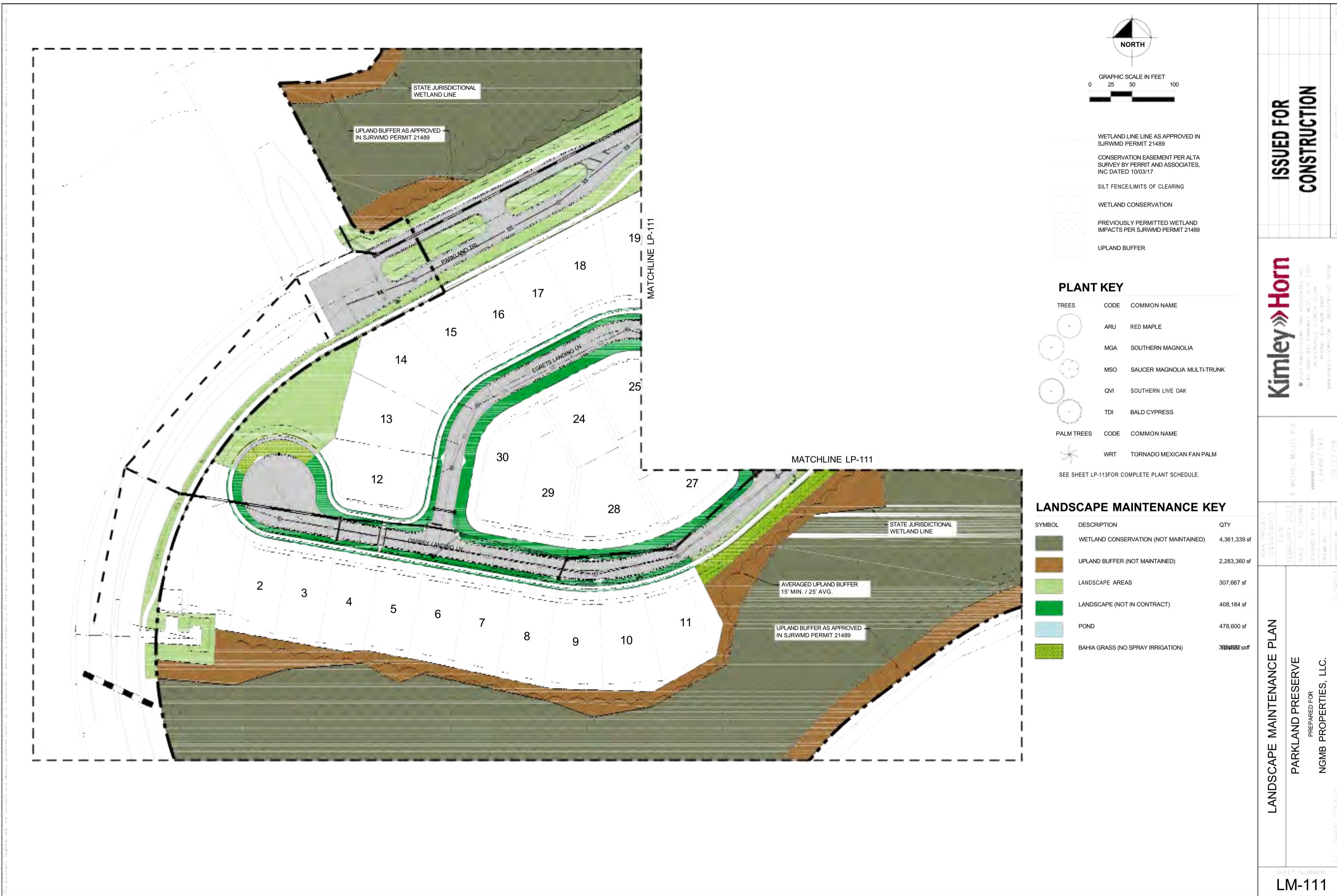
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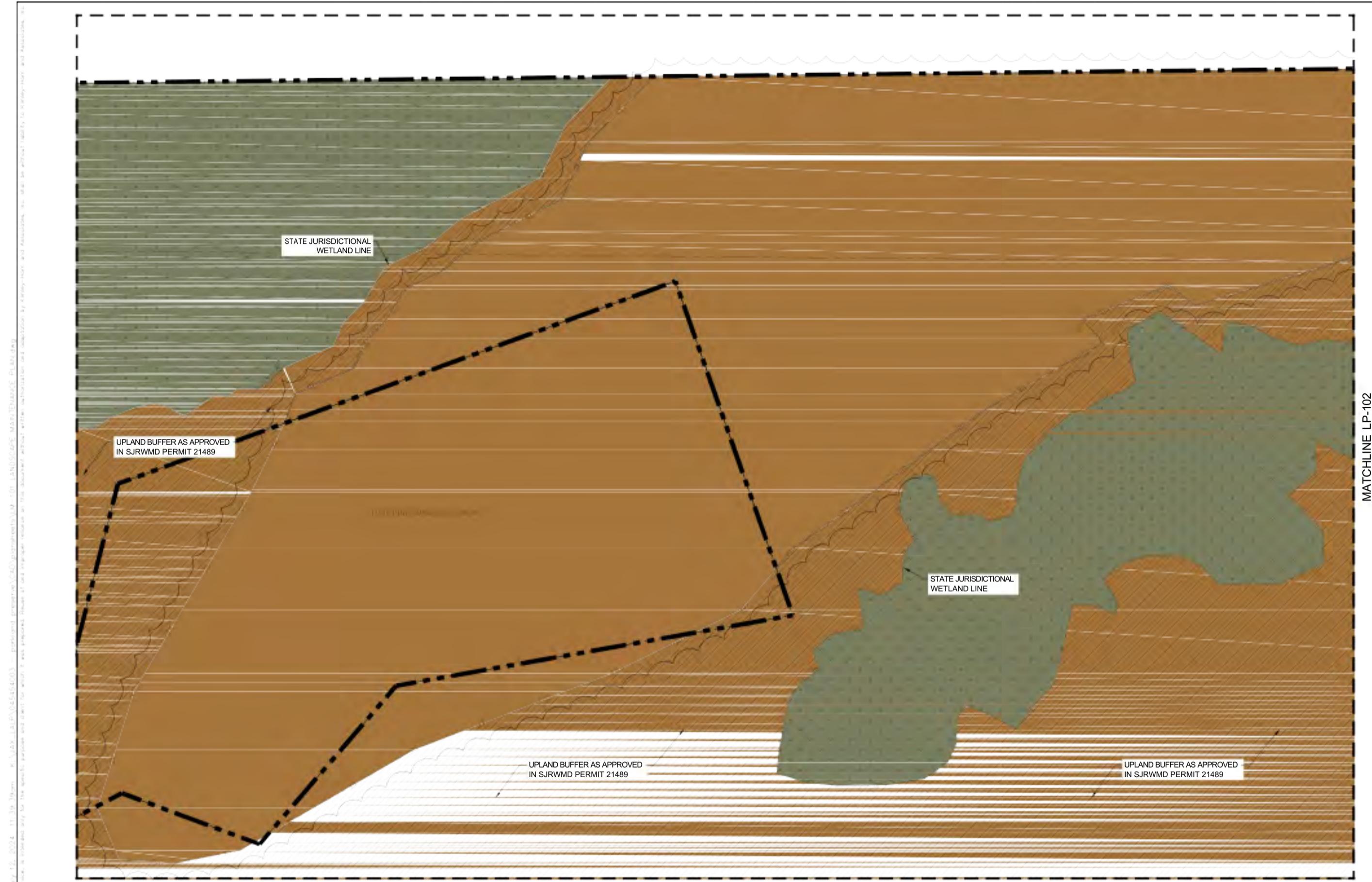
PARKLAND PRESERVE
LANDSCAPE MAINTENANCE PLAN
PREPARED FOR
NGMB PROPERTIES, LLC.

SHEET NUMBER
LM-108









LANDSCAPE MAINTENANCE PLAN		PARKLAND PRESERVE PREPARED FOR NGMB PROPERTIES, LLC.																						
		ST. JUAN COUNTY																						
		SHEET NUMBER LM-112																						
IHA PROJECT 045424003 DATE FEBRUARY 2023		R. MICHAEL MILLIS, PLA SCALE AS SHOWN CERTIFIED BY: KHA DRAWN BY: DRS CHECKED BY: SWM																						
		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 12400 PARKWAY WEST, SUITE 2150 JACKSONVILLE, FLORIDA 32256 PHONE: 904.736.3100 WWW.KIMLEY-HORN.COM																						
LANDSCAPE MAINTENANCE KEY <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>QTY</th> </tr> </thead> <tbody> <tr> <td>[Dark Green]</td> <td>WETLAND CONSERVATION (NOT MAINTAINED)</td> <td>4,361,339 sf</td> </tr> <tr> <td>[Brown]</td> <td>UPLAND BUFFER (NOT MAINTAINED)</td> <td>2,283,360 sf</td> </tr> <tr> <td>[Light Green]</td> <td>LANDSCAPE AREAS</td> <td>307,667 sf</td> </tr> <tr> <td>[Dark Green]</td> <td>LANDSCAPE (NOT IN CONTRACT)</td> <td>408,184 sf</td> </tr> <tr> <td>[Light Blue]</td> <td>POUND</td> <td>478,600 sf</td> </tr> <tr> <td>[Yellow]</td> <td>BAHIA GRASS (NO SPRAY IRRIGATION)</td> <td>3984882 ssf</td> </tr> </tbody> </table>				SYMBOL	DESCRIPTION	QTY	[Dark Green]	WETLAND CONSERVATION (NOT MAINTAINED)	4,361,339 sf	[Brown]	UPLAND BUFFER (NOT MAINTAINED)	2,283,360 sf	[Light Green]	LANDSCAPE AREAS	307,667 sf	[Dark Green]	LANDSCAPE (NOT IN CONTRACT)	408,184 sf	[Light Blue]	POUND	478,600 sf	[Yellow]	BAHIA GRASS (NO SPRAY IRRIGATION)	3984882 ssf
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EXHIBIT B

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine and Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** immediately re-distributed across the lawn. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. CONTRACTOR will be responsible for line-trimming these areas during each and every mow event. CONTRACTOR is to include in its proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the DISTRICT. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. CONTRACTOR shall be responsible for training all its personnel in the technical aspects of the DISTRICT’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The CONTRACTOR shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the CONTRACTOR. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, CONTRACTOR must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. CONTRACTOR is expected to regularly cut this material back and dispose of off-site on an as-needed basis. CONTRACTORs will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

Pond Mowing - All pond banks identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four 3½ and 4 inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water’s edge, CONTRACTOR shall be extremely careful not to scalp at the water’s edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher).

CONTRACTOR shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash or debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by CONTRACTOR during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged and/or line trimmed at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged and/or line trimmed a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR (24) HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. CONTRACTOR is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars (this is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively). This may depend on location and species of tree and shall vary according to FDOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have all mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of DISTRICT property. The CONTRACTOR agrees that pruning is an art that must be done under the supervision of a highly trained foreman

and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. Shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. CONTRACTOR shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the CONTRACTOR'S responsibility to bring to the attention of the DISTRICT all areas that are not in compliance. If pruning will bring the area into compliance, then the CONTRACTOR, after conferring with DISTRICT'S representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. CONTRACTOR will also be responsible to keep mulch pulled away from the base of all landscape lights at all times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. CONTRACTOR will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. CONTRACTOR shall be responsible for the removal of all palm fruit stains. CONTRACTOR shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). CONTRACTOR shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE

REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. CONTRACTOR is not to use non-selective herbicides to eradicate weeds in curblines or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to its negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the CONTRACTOR'S contract, whichever is greater.

8) REPORTING – CONTRACTOR shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The CONTRACTOR shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. CONTRACTOR shall prescribe the treatment plan it is to follow to remedy such afflictions.

PART 2

FERTILIZATION

CONTRACTOR shall abide by all requirements in Ordinance No. 14-16, as amended from time to time, regarding the application of fertilizer within St. Johns County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF ST. JOHNS COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN THIRTY-SIX (36)

HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO TWO (2) INCHES IN A TWENTY-FOUR (24) HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything central of a line running east-west from coast to coast from Ocala to north of Tampa through Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the CONTRACTOR shall notify the DISTRICT in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the CONTRACTOR to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the CONTRACTOR to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September and November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the CONTRACTOR every month with additional spot treatment as needed. During the weekly inspections the CONTRACTOR is responsible for the identification and eradication/control of disease and insect damage including but not limited

to: scale, mites, fungus, chinchbugs, grubs, nematodes, fire ants, mole crickets, etc. CONTRACTOR shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The CONTRACTOR is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. CONTRACTOR shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. CONTRACTOR will be fully responsible in the treatment of such afflictions. At the DISTRICT'S discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. CONTRACTOR is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. CONTRACTOR is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The DISTRICT reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The CONTRACTOR is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the CONTRACTOR to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the CONTRACTOR'S full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the CONTRACTOR'S responsibility to treat these conditions in an expedient manner.

It shall also be the CONTRACTOR'S responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. CONTRACTOR shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the DISTRICT should become aware of any pest problems it will be the CONTRACTOR'S responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - CONTRACTOR is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. CONTRACTOR shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, CONTRACTOR is asked to provide the cost for the annual application of Top Choice in all finished landscape areas shown on the Maintenance Exhibit. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. CONTRACTOR shall inspect and test the irrigation system components within the limits of the DISTRICT a minimum of one (1) time per month.

These inspections shall include:

A. IRRIGATION CONTROLLERS

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. WATER SOURCES

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform DISTRICT Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. REPORT

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below-ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. CONTRACTOR shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure the entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the CONTRACTOR'S responsibility to ensure all drip tubing is covered with mulch prior to CONTRACTOR leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from the DISTRICT, CONTRACTOR shall proceed. In the event of an emergency or immediate need for repair, CONTRACTOR shall make a diligent effort to contact, with the approximate price or estimate of repairs, the DISTRICT prior to making such repair.

Upon being awarded the Agreement, CONTRACTOR shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly (“Irrigation Audit”). A separate audit may be provided by the CONTRACTOR listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be approved in the DISTRICT’S discretion.

After the thirty (30) day period has expired and for the duration of the Agreement, assuming the DISTRICT approves the audit repairs identified in the Irrigation Audit to be performed, CONTRACTOR shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The DISTRICT Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The CONTRACTOR will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the CONTRACTOR and a copy delivered to the DISTRICT Manager or his designee, along with the weekly report. At no time shall the CONTRACTOR leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of the CONTRACTOR to ensure the turf and plant material remains healthy. If the CONTRACTOR finds that the irrigation system cannot adequately cover the DISTRICT in the allotted time, it will be the CONTRACTOR’S responsibility to bring this to the attention of the DISTRICT representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the CONTRACTOR’S monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the “open” position are to be considered emergencies.

Freeze Protection. The CONTRACTOR shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, CONTRACTOR shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms (if present)
3. Visual and manual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems (if present)
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance CONTRACTOR
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources

2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform DISTRICT Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

PART 5

INSTALLATION OF MULCH & ANNUALS

CONTRACTOR shall provide four rotations of annuals for each year of the Agreement. The rotations shall be approved by the District's field services manager in advance of installation.

After prior approval by the DISTRICT, CONTRACTOR also shall top dress all currently landscaped areas as shown on the maintenance map (i.e., landscaped beds, AND tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, CONTRACTOR shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. CONTRACTOR is responsible for all necessary clean up related to these procedure

CONTRACTOR agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, CONTRACTOR shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. **Labor for trenching shall be included in the unit cost of the mulch.**

CONTRACTOR agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by CONTRACTOR at no additional cost to DISTRICT.

This will not be included in the contract amount and shall be invoiced separately the month after service is rendered. CONTRACTOR shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The DISTRICT reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

EXHIBIT C
PROPOSAL PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$51,420 **Yr**

- Storm Cleanup \$ 95 /hr (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) Installation & removal of frost blanket and/or other appropriate Materials to protect sensitive plant materials. Adjust water supply as appropriate based on environmental conditions & plant/turf condition/needs

\$ 450 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 45 /hr for employee with hand-held hose

\$200 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials) \$ 10,473 **Yr**

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb.	soil test, complete fert., pre-em.	1	80	\$898
April	30-0-0 + micros (soluble), post-em., insecticide	1	80	\$898
June	24-0-11 or sim., pre-em., insecticide,	1	80	\$898
Oct.	4-1-2 or similar, pre-em. post-em., insecticide	1	80	\$898

ST. AUGUSTINE (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	Soil test, fertilize, Pre-em, insecticide	1	80	\$898
April	30-0-0(soluble), herbicide, insecticide	1	80	\$898
May	21-0-21	1	80	\$898
July	21-0-21	1	80	\$898
Sept	21-0-21	1	80	\$898
Nov.	Soil test, fertilizer, pre-em, insecticide	1	80	\$898

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10, insecticide	1		\$330
June	8-10-10, insecticide			\$330
October	8-10-10, insecticide			\$330

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4	1.5	3	\$110
June	8-2-12+4	1.5	3	\$110
Sept.	8-2-12+4	1.5	3	\$110
Nov.	8-2-12+4	1.5	3	\$110

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	TBD-soil test	Crapes		\$21
June	TBD-soil test	Crapes		\$21
October	TBD-soil test	Crapes		\$21

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **\$ 2100** _____ Yr
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____/Yr (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Date Palm	2	2	\$75	\$1200

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 2500 _____ / Yr

Top Choice application will be performed at the sole discretion of the District
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 7440 _____/Yr

Freeze Protection (description of ability) Shut off main water supply & ensure all valves are fully drained.

\$1500 ____/application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 120 ____/hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall inspect the irrigation system prior to contract award and shall provide a list of additional charges and pricing for any deficiencies and for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Installation of four annual rotations \$1850 _____/Yr

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

90 _____ CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at \$ 65 _____/CY

\$5850 _____ (Spring Application- April)

And

90 _____ CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at \$ 65 _____/CY

\$5850 _____ (Fall Application- October)

Installation of Grade "A" Medium Pine Bark Mulch \$11,700 _____/Yr

(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event or annual rotation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 71,433 _____/Yr

FIRST ANNUAL RENEWAL	\$ 73,576	/Yr*
SECOND ANNUAL RENEWAL	\$ 75,783	/Yr*
THIRD ANNUAL RENEWAL	\$ 78,056	/Yr*
FOURTH ANNUAL RENEWAL	\$80,398	/Yr*

*Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$50_____	Hour
B.	Bush-Hog w/operator	\$95_____	Hour
C.	Tractor w/operator	\$95_____	Hour
D.	Supervisor with Transportation	\$65_____	Hour
E.	勞工 with hand equipment	\$55_____	Hour
F.	Truck w/driver	\$55_____	Hour
G.	Irrigation Tech	\$100_____	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$65_____	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$65_____	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$65_____	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$65_____	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$65_____	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$65_____	Hour
N.	勞工 for Additional Trash Pick-Up	\$50_____	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$_____	Per Mow

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____	\$55 _____ per Hour
_____	\$55 _____ per Hour
_____	\$55 _____ per Hour

B. Debris removal equipment unit costs:

\$15/CY _____	\$ _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

C. Other emergency/disaster related unit costs:

_____	\$ _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.



3625 Fort Peyton Circle • St. Augustine, FL 32086

904-679-4131

durfturf@gmail.com

1/15/26

Parkland Preserve Community Development District
c/o Vesta District Services
2050 International Pkwy. Ste. 250
Lake Mary, FL 32746

Dear Parkland Preserve CDD Board of Directors,

Thank you for the opportunity to provide this proposal. At Green Earth we strive to provide excellent service through experienced staff who are proactive and who pay attention to detail. Rest assured that there will be a qualified supervisor on site while work is being completed and Green Earth personnel will be in uniform and will behave in a professional manner. As the owner of Green Earth, I will personally inspect the quality of work performed.

We work with many property managers at several local firms. We believe the key to a good relationship is regular communication. We'd like you to know that we will maintain frequent and regular contact with your property manager.

As we are very familiar with the Parkland CDD property, if awarded the contract, we expect no disruptions to service provision. All services listed will be completed based on Exhibit B in the provided Scope of Work. Green Earth has demonstrated our ability to fully service Parkland CDD while adhering to service standards and maintaining or service schedule. Our reliability has been proven. We have retained the majority of staff for longer than industry average and we maintain Supervisors and staff providing service within the Parkland community. This allows for greater efficiency and effectiveness in service provision. Green Earth will continue to work closely with property manager to ensure Board expectations are met.

Additionally, Green Earth can provide general pest control services to control indoor pests at the Amenities Center. Core aeration is recommended to improve overall turf health. As always, turf and plant health as well as environmental concerns continue to be at the forefront of service provision. As a result, additional recommendations may be made regarding supplemental services to help improve turf & plant health and moisture retention in the soil. Green Earth may also make recommendations regarding environmental issues as we become aware of them.

Please peruse the attached proposal for services in the Parkland Preserve CDD. If you'd like to meet with me to complete a walkthrough of the property, or if you have any questions at all, we welcome your contact by phone at 904-679-4131 or email at durfturf@gmail.com. We look forward to working with you.

EXHIBIT 20



Parkland Preserve Community Development District

Landscape Maintenance Presentation – January 16, 2026

BLAND
LANDSCAPING
CO.

January 16, 2026

*Vesta Property Services, c/o Parkland Preserves CDD
245 Riverside Avenue, Jacksonville Florida 32202
Attention: Dana Harden*

RE: PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MANAGEMENT

Dear Parkland Preserve Community Development District Board of Supervisors:

Bland Landscaping has served communities throughout the Southeast for nearly five decades, with a well-established operational presence in North Florida for more than 20 years. During that time, we have partnered with Community Development Districts, large master-planned communities, and public-sector clients to maintain landscapes that are both visually consistent and operationally dependable. Our experience has reinforced the importance of disciplined execution, proactive planning, and clear communication with District Boards and Management.

We understand that Parkland Preserve CDD encompasses a portfolio of landscape assets, including roadway corridors, lake banks, common areas, and amenity features. These assets require a structured maintenance approach that balances appearance, safety, irrigation performance, and long-term cost control. Our proposal reflects a thorough understanding of these priorities and is aligned with the District's adopted operating structure and budget considerations.

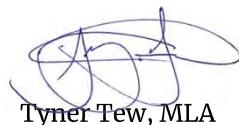
At Bland Landscaping, we view our role not simply as a service provider, but as a reliable partner to the District. We are committed to transparency, responsiveness, and collaboration, and to supporting the Board's objectives through predictable service delivery and responsible stewardship of District resources.

Thank you for your time and consideration. We appreciate the opportunity to be considered by the Parkland Preserve Community Development District and look forward to the possibility of working together.

Sincerely,



Joe Ritchie
Vice President, General Manager



Tyner Tew, MLA
Vice President of Sales



Scott Soltau
Regional Director



Parkland Preserve

St Augustine, FL

**Grounds Management Contract
And
Specifications**

Contract # 156195



PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
St. Johns County, Florida

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (25 Points Possible)

This category addresses whether a Proposer clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (20 Points Possible)

Twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ALL FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (15 Points Possible)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, annual rotations, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score

(100 Points Possible)

**AGREEMENT BETWEEN PARKLAND PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
AND _____ FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of _____, 2026, (the “**Effective Date**”) by and between:

Parkland Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Vesta District Services, 250 International Parkwy, Suite 208, Lake Mary, FL 32746 (“District”); and

_____, a _____, whose address is _____ (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by St. Johns County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain landscape and irrigation, as described in more detail in **Exhibit A** to this Agreement (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape and irrigation maintenance services for the Facilities; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit B**, attached hereto and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

WHEREAS, the District and the Contractor warrant and agree that they have all 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. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional landscape and irrigation maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit B** hereto.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor
- G.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- H.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

I. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor _____ Dollars (\$_____) per month in accordance with **Exhibit C** to this Agreement. The initial term of this Agreement shall be from the Effective Date until September 30, 2026. Thereafter, the Agreement shall automatically renew for up to four (4) additional one (1) year renewal terms, unless terminated earlier by either party in accordance with the provisions of this Agreement.
- B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each

monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor 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 5. INDEMNIFICATION.

- A.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the

Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section 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, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor 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 any 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 Contractor 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 or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party 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. 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 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, 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 Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor 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 17. 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 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Parkland Preserve Community Development District
250 International Parkway, Suite 208
Lake Mary, FL 32746
Attn: District Manager

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

B. If to Contractor:

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto 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 expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto 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 Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is Dana Harden (the “Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor 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*; 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 contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’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 Contractor, the Contractor 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 Word or Adobe PDF formats.

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 904-775-9754, DHARDEN@VESTAPROPERTIESSERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FL 32746

SECTION 26. 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 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties 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 each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY REQUIREMENTS. The Contractor 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, the Contractor 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 Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor 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. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such

notification from the District, the Contractor 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.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto 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

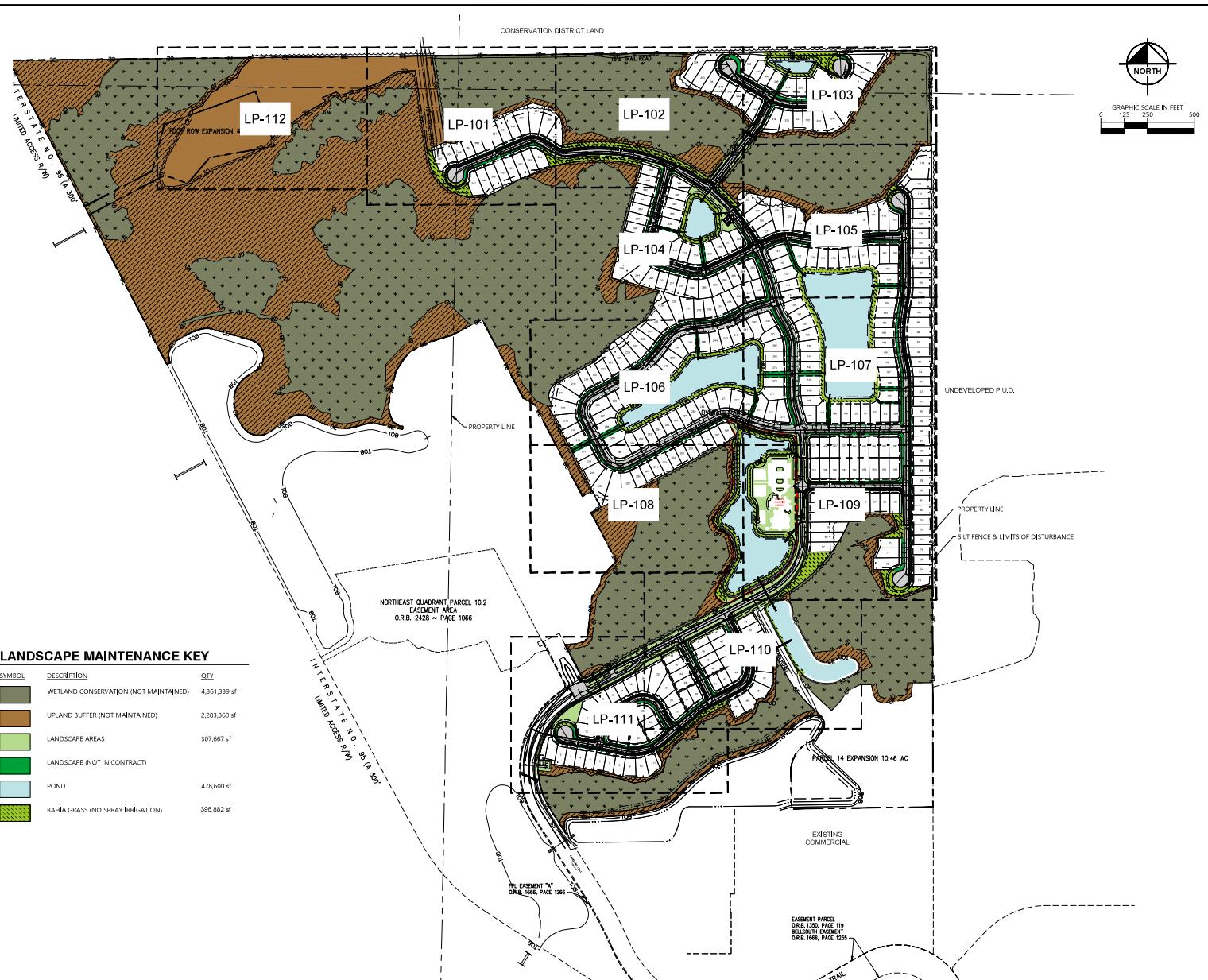
ATTEST:

By: _____
Its: _____

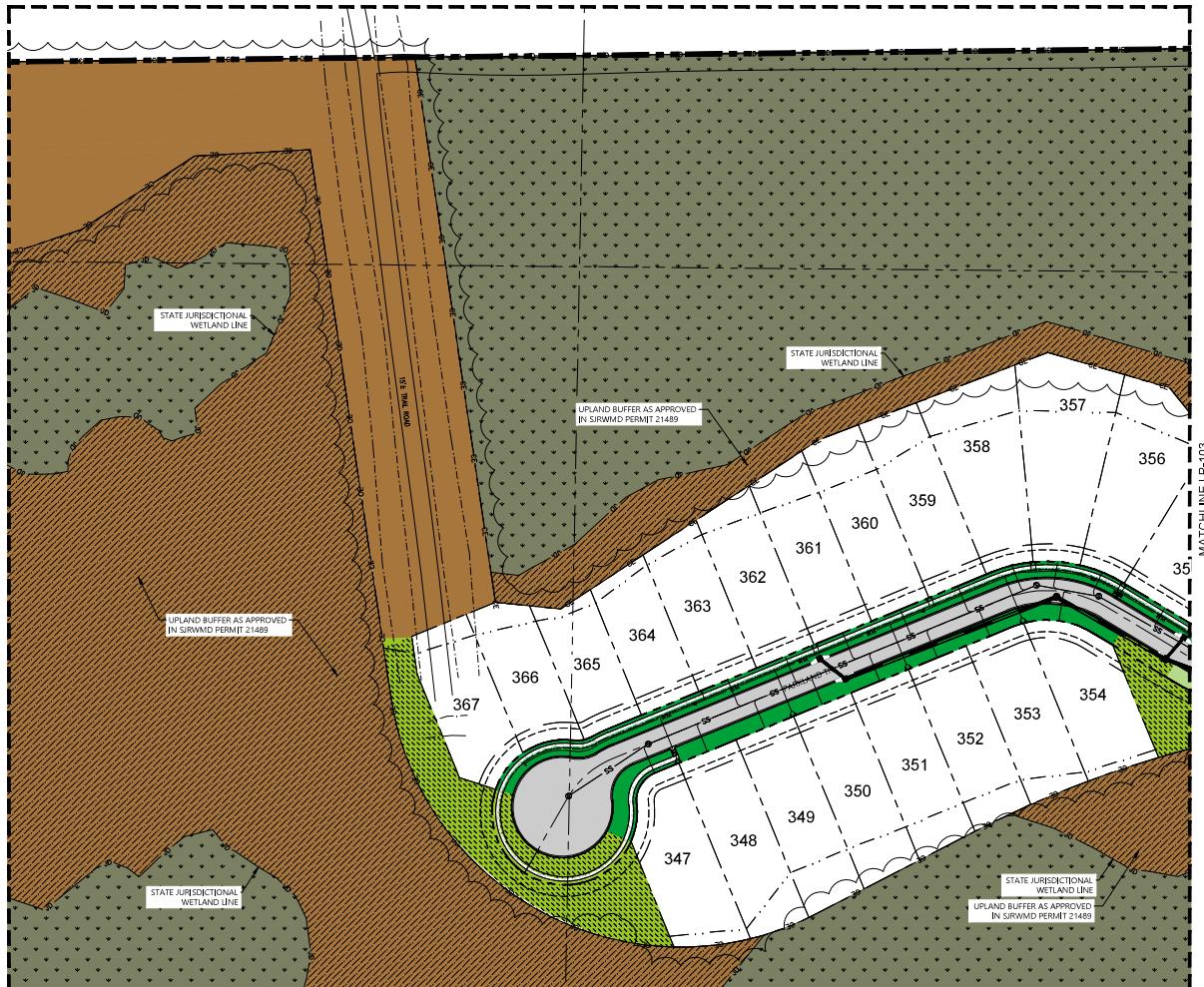
By: _____

Exhibit A: Maintenance Map
Exhibit B: Scope of Services
Exhibit C: Proposal Pricing

EXHIBIT A
MAINTENANCE MAP



LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR		KIMLEY-HORN	
NGMB PROPERTIES, LLC.		12740 BALTIC PARKWAY WEST, SUITE 2300 JANESVILLE, WI 53545-2008	
KIMLEY-HORN		PHONE: 608-752-8000 FAX: 608-752-8005 WEBSITE: WWW.KIMLEY-HORN.COM	
ST. LOUIS COUNTY		KHA PROJECT NO. 55106	
SHEET NUMBER		REV. NO. 0	
LM-100		DATE ISSUED	



GRAPHIC SCALE IN FEET

PLANT KEY

TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS

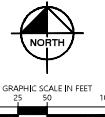
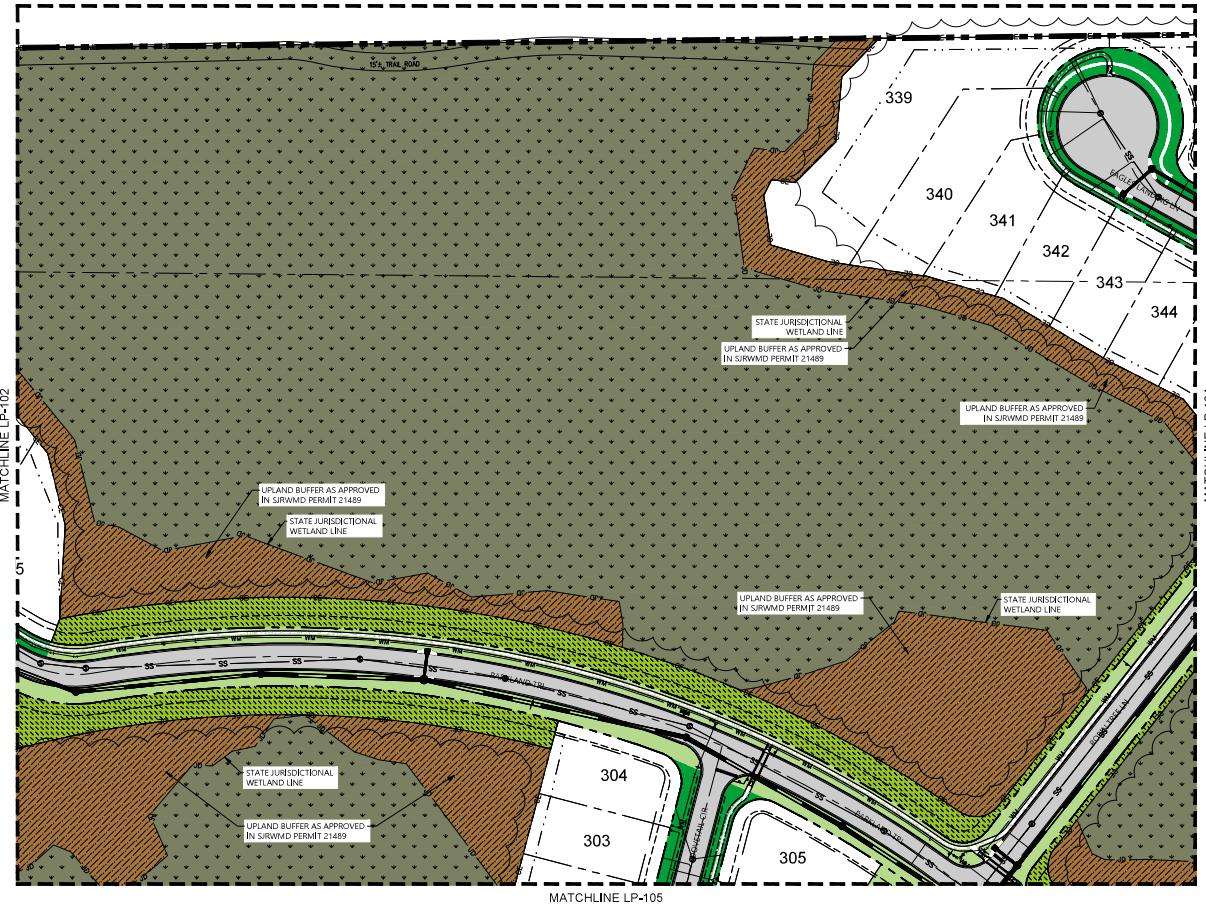
<u>PALM TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	WRT	TORNADO MEXICAN FAN

**ISSUED FOR
CONSTRUCTION**

Kimley Horn

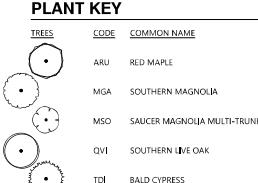
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LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR		KHA PROJECT	
NGMB PROPERTIES, LLC.		045454003	DATE
ST. JOHNS COUNTY		R. MICHAEL MULLS, PLA	02/2023
		SCALE AS SHOWN	
		DEIGNED BY KHA	
		DRAWN BY ORS	
		FLORIDA	09/27/18
		CHECKED BY RMA	
		REVISIONS	
		REGISTRY NO. 35106	
		WWW.KHA-HORN.COM	
		JACKSONVILLE, FLORIDA 32208	
		12740 GLEN PARKWAY, SUITE 2560	
		© 2023 KHALE-HORN AND ASSOCIATES, INC.	
		12740 GLEN PARKWAY, SUITE 2560	
		JACKSONVILLE, FLORIDA 32208	
		WWW.KHALE-HORN.COM	
		REGISTRY NO. 35106	
SHEET NUMBER		DATE BY	
ML-101			



333 334

- JD WETLAND LINE AS APPROVED IN SRWMD PERMIT 21489
- CE CONSERVATION EASEMENT PER ALTA SURVEY BY PEROT AND ASSOCIATES, INC. DATED 10/03/17
- SF SILT FENCE/LIMITS OF CLEARING
-  WETLAND CONSERVATION
-  PREVIOUSLY PERMITTED WETLAND IMPACTS PER SRWMD PERMIT 21489
-  UPLAND BUFFER



<u>PALM TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	WRT	TORNADO MEXICAN FAN

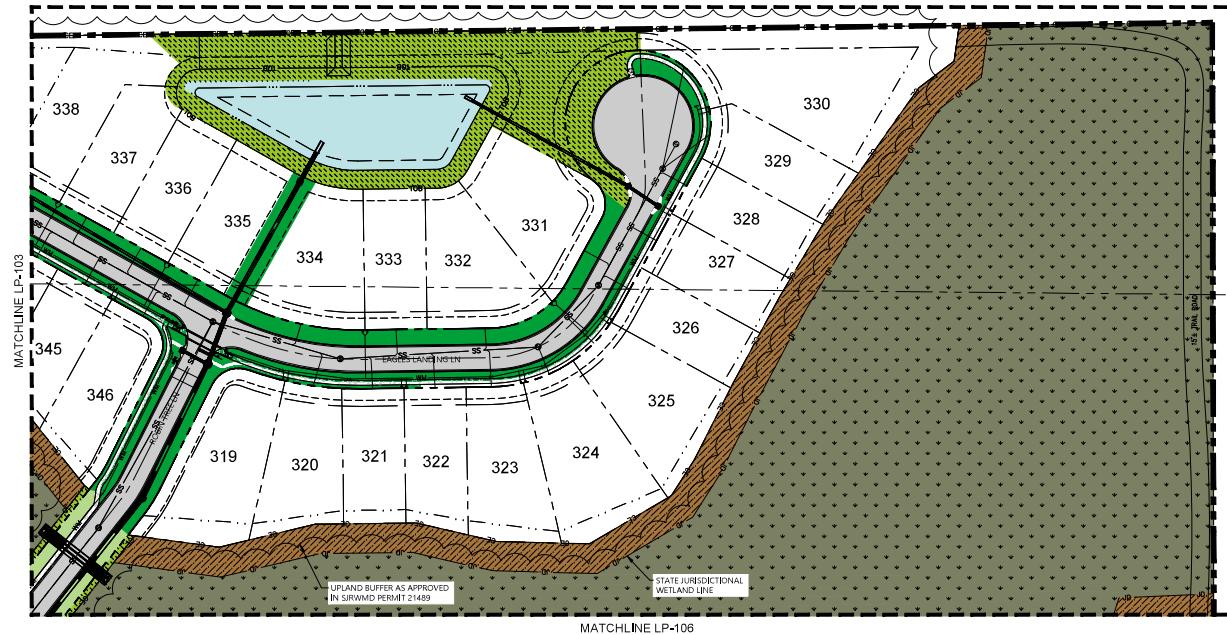
PLANT KEY

TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MIGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361,339
	UPLAND BUFFER (NOT MAINTAINED)	2,283,360
	LANDSCAPE AREAS	307,667 sf
	LANDSCAPE (NOT IN CONTRACT)	
	POND	478,600 sf
	BAHA GRASS (NO SPRAY IRRIGATION)	396,862 sf

LANDSCAPE MAINTENANCE PLAN		ISSUED FOR CONSTRUCTION	
PARKLAND PRESERVE		R. MICHAEL MULLS, PLA	
PREPARED FOR		#406673, WINTER	
NOMB PROPERTIES, LLC.		09/27/18	
ST. JOHNS COUNTY	ST. JOHNS COUNTY	REVISIONS	
SHEET NUMBER LM-102		DATE BY	



GRAPHIC SCALE IN FEET

- JD WETLAND LINE/LINE AS APPROVED IN SIRWMD PERMIT 21489
- CE CONSERVATION EASEMENT PER ALTA SURVEY BY PERIN & ASSOCIATES, INC DATED 10/03/17
- SF SILT FENCE/LIMITS OF CLEARING
-  WETLAND CONSERVATION
-  PREVIOUSLY PERMITTED WETLAND IMPACTS BY SIRWMD PERMIT 21489
-  UPLAND BUFFER

PLANT KEY

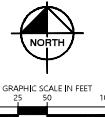
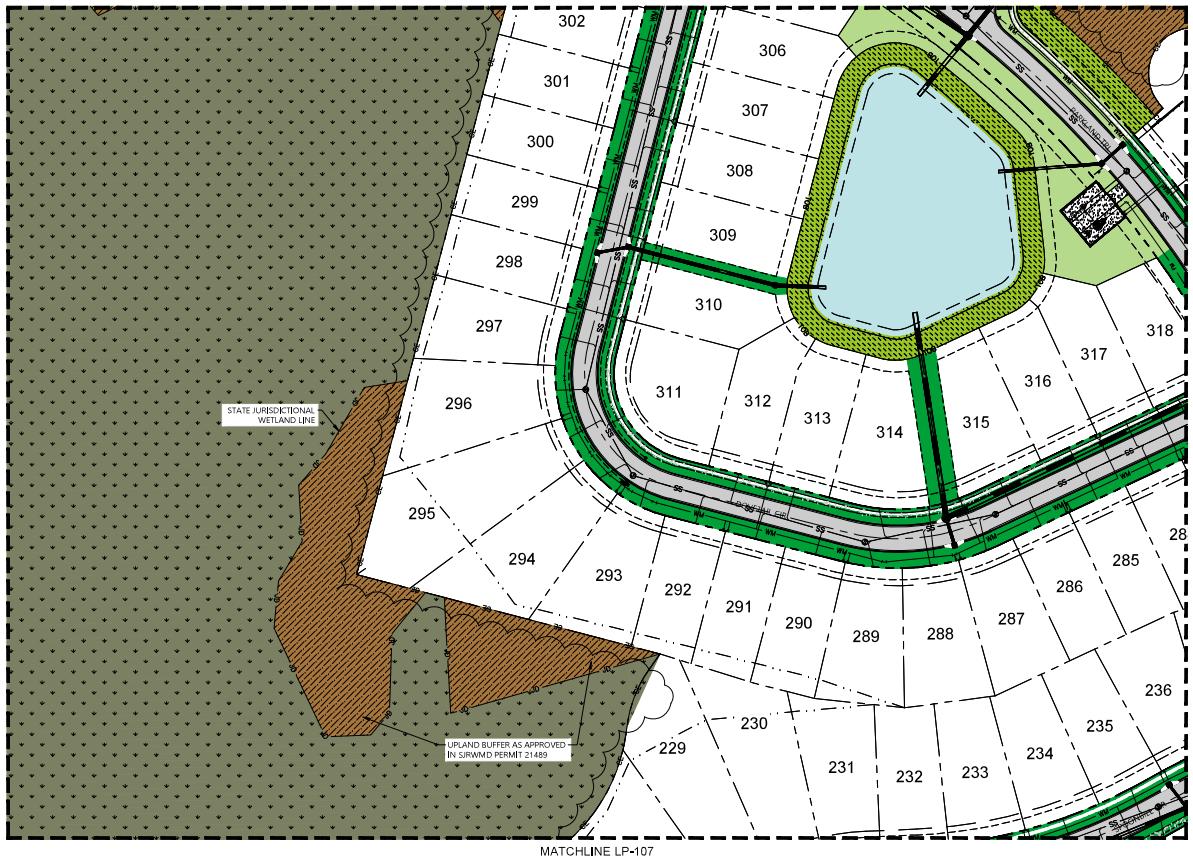
TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS

<u>PALM TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	WRT	TORNADO MEXICAN FAN

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361.339
	UPLAND BUFFER (NOT MAINTAINED)	2,283.360
	LANDSCAPE AREAS	307,667 sf
	LANDSCAPE (NOT IN CONTRACT)	
	POUND	478,600 sf
	BAHIA GRASS (NO SPRAY IRRIGATION)	396,882 sf

LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR			
NGMB PROPERTIES, LLC.			
ST. JOHNS COUNTY			
SHEET NUMBER			
LM-103			



GRAPHIC SCALE IN FEET

- JD WETLAND LINE AS APPROVED IN SIRWMD PERMIT 21489
- CE CONSERVATION EASEMENT PER ALTA SURVEY BY PERIN & ASSOCIATES, INC DATED 10/03/17
- SF SILT FENCE/LIMITS OF CLEARING
-  WETLAND CONSERVATION
-  PREVIOUSLY PERMITTED WETLAND IMPACTS BY SIRWMD PERMIT 21489
-  UPLAND BUFFER

PLANT KEY

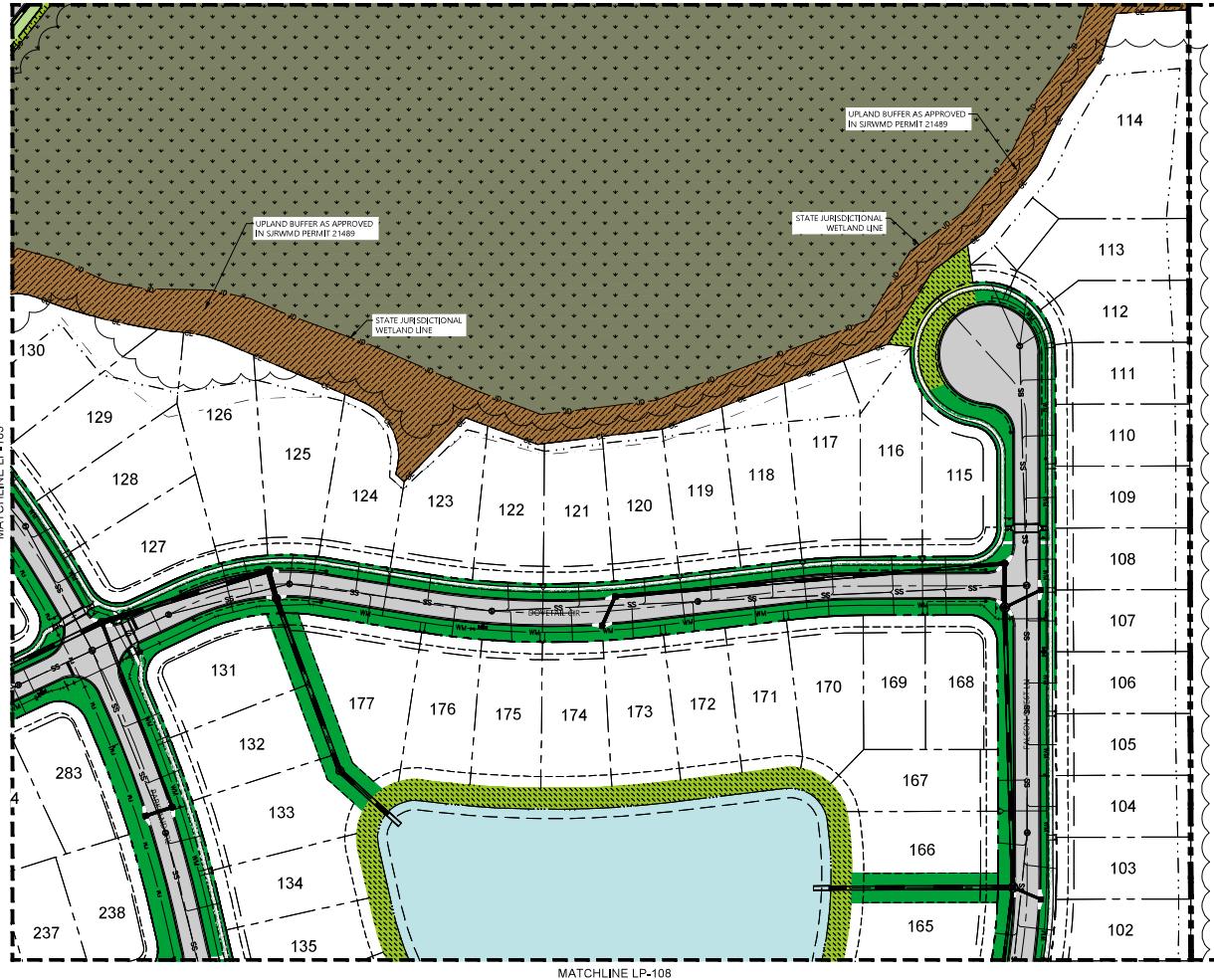
TREES	CODE	COMMON NAME
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	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULT-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS
PALM TREES	CODE	COMMON NAME
	WRT	TORNADO MEXICAN FAN PALM

SEE SHEET LP-113 FOR COMPLETE PLANT SCHEDULE.

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361,339 sf
	UPLAND BUFFER (NOT MAINTAINED)	2,283,360 sf
	LANDSCAPE AREAS	307,667 sf
	LANDSCAPE (NOT IN CONTRACT)	
	POUND	478,600 sf
	BAHIA GRASS (NO SPRAY IRRIGATION)	396,882 sf

LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR			
NGMB PROPERTIES, LLC.			
ST. JOHNS COUNTY			
SHEET NUMBER			
LM-104			



GRAPHIC SCALE IN FEET

- JD** WETLAND LINE LINE AS APPROVED IN SWIRMD PERMIT 21489
- CE** CONSERVATION EASEMENT PER ALTA SURVEY BY PERMIT AND ASSOCIATES, INC. DATED 08/13/17
- SF** SILT FENCE/IMITS OF CLEARING
-  WETLAND CONSERVATION
-  PREVIOUSLY PERMITTED WETLAND IMPACTS PER SWIRMD PERMIT 21489
-  UPLAND BUFFER

PLANT KEY

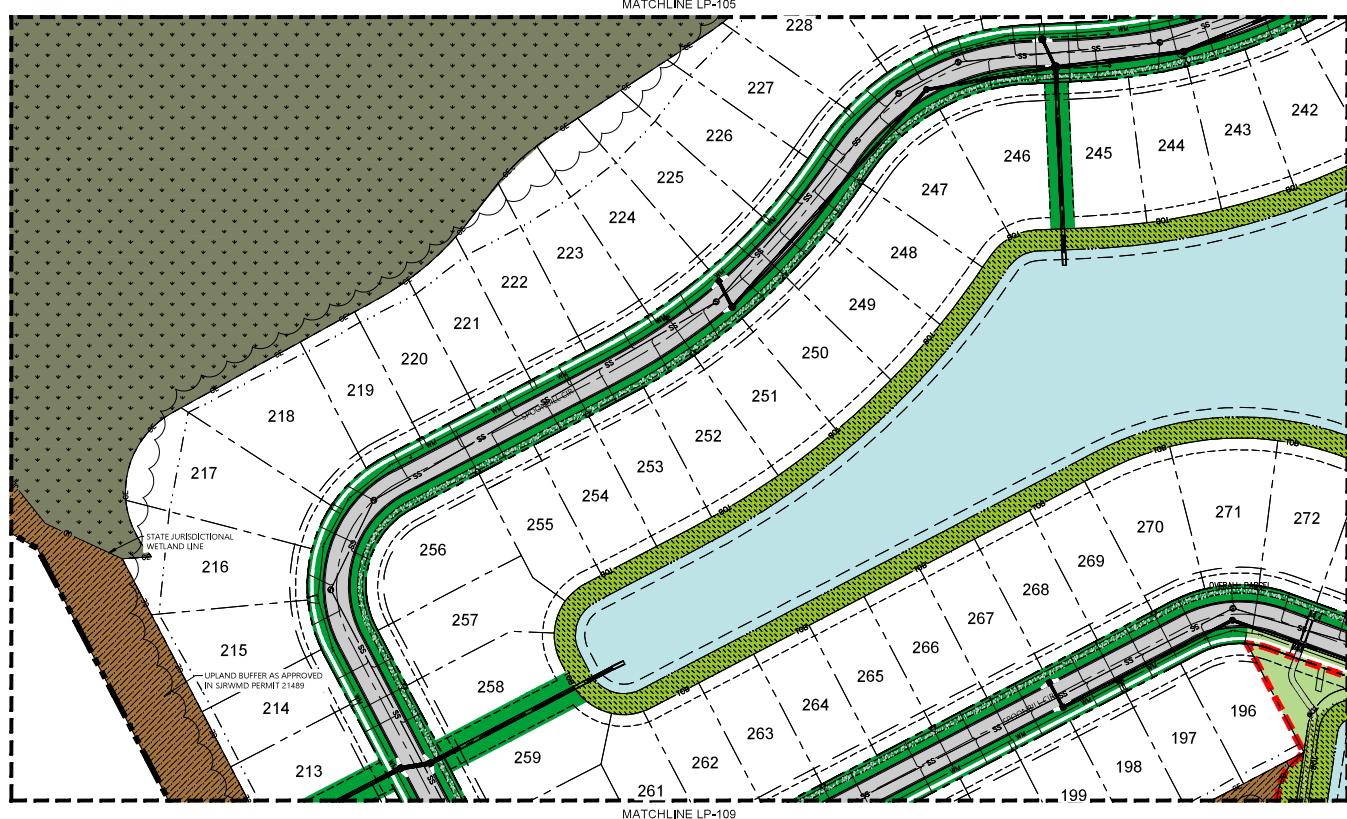
TREES	CODE	COMMON NAME
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	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS

PALM TREES	CODE	COMMON NAME
	WRT	TORNADO MEXICAN FAN PALM

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361,339
	UPLAND BUFFER (NOT MAINTAINED)	2,283,360
	LANDSCAPE AREAS	307,667 sf
	LANDSCAPE (NOT IN CONTRACT)	
	POND	478,600 sf
	BAHIA GRASS (NO SPRAY IRRIGATION)	396,882 sf

LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR			
NGMB PROPERTIES, LLC.			
ST. JOHNS COUNTY			
SHEET NUMBER			
LM-105			



GRAPHIC SCALE IN FEET

Legend:

- WETLAND LINE** (Line with JD marker): APPROVED IN SIRWMD PERMIT 21489
- CONSERVATION EASEMENT** (Line with CE marker): ALTA SURVEY BY PERIT AND ASSOCIATES, INC DATE 10/03/17
- SILT FENCE/LIMITS OF CLEARING** (Line with SF marker):
- WETLAND CONSERVATION** (Line with downward arrowheads):
- PREVIOUSLY PERMITTED WETLAND IMPACTS** (Line with diagonal hatching): APPROVED IN SIRWMD PERMIT 21489
- UPLAND BUFFER** (Line with horizontal hatching):

PLANT KEY

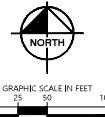
TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QNI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS

<u>PALM TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	WRT	TORNADO MEXICAN FAN

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361,339 sf
	UPLAND BUFFER (NOT MAINTAINED)	2,283,360 sf
	LANDSCAPE AREAS	307,667 sf
	LANDSCAPE (NOT IN CONTRACT)	
	POND	478,600 sf
	BAHIA GRASS (NO SPRAY IRRIGATION)	398,882 sf

LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR		KIMLEY-HORN	
NGMB PROPERTIES, LLC.		12740 GRAN BAY PARKWAY, SUITE 2000 BIRMINGHAM, AL 35244-4248 PHONE: 205-425-3800 FAX: 205-425-3801 WWW.KIMLEY-HORN.COM REGISTRY NO. 50106	
ST. LOIANS COUNTY		REV. NO.	REV. DATE
SHEET NUMBER		REV. NO.	REV. DATE
LM-106		1	04/2020



100

- JD WETLAND LINE AS APPROVED IN SIRWMD PERMIT 21489
- CE CONSERVATION EASEMENT PER ALTA SURVEY BY PERIN & ASSOCIATES, INC DATED 10/03/17
- SF SILT FENCE/LIMITS OF CLEARING
-  WETLAND CONSERVATION
-  PREVIOUSLY PERMITTED WETLAND IMPACTS BY SIRWMD PERMIT 21489
-  UPLAND BUFFER

PLANT KEY

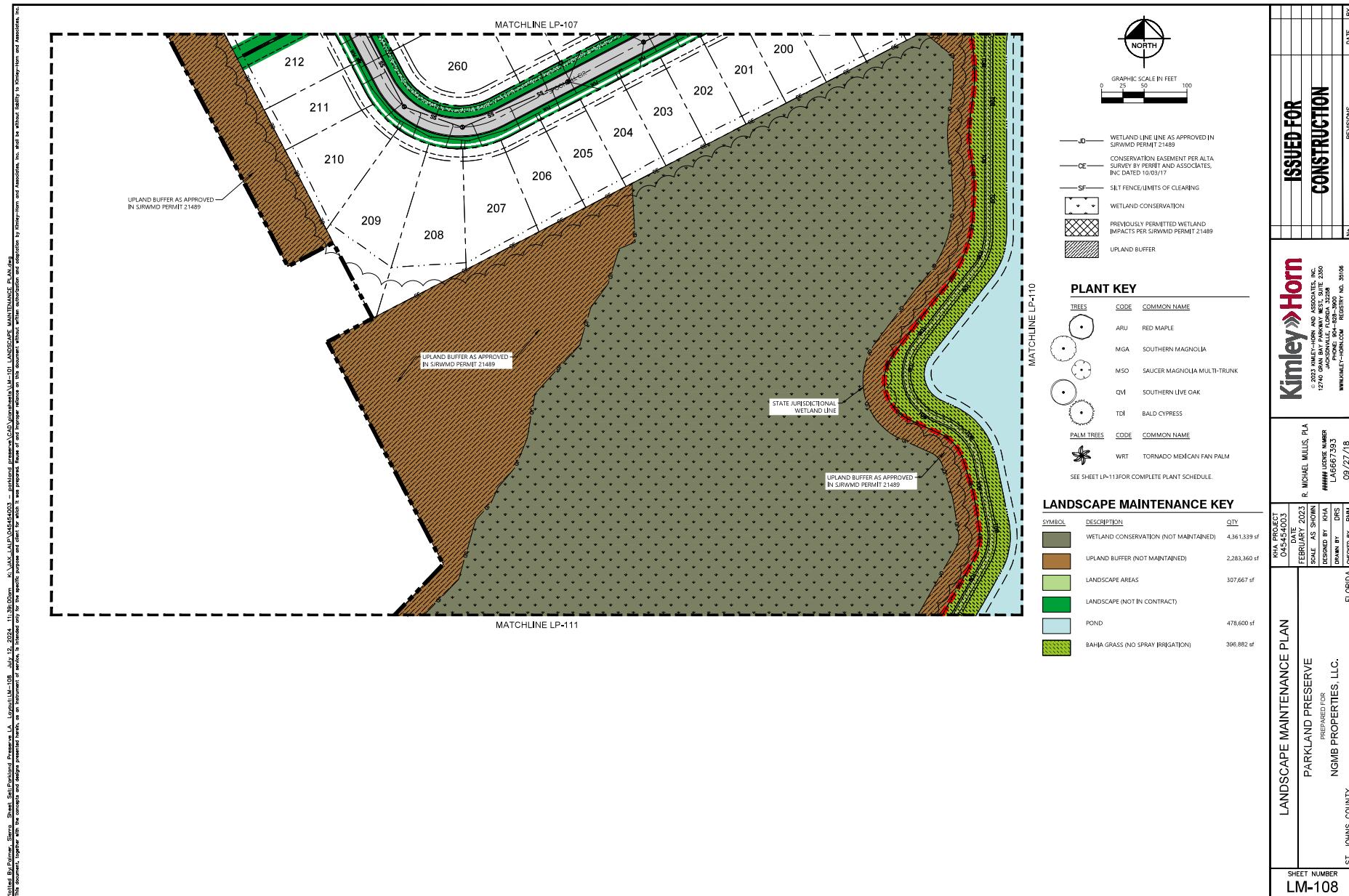
TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QNI	SOUTHERN LIVE OAK
	TGI	BALD CYPRESS

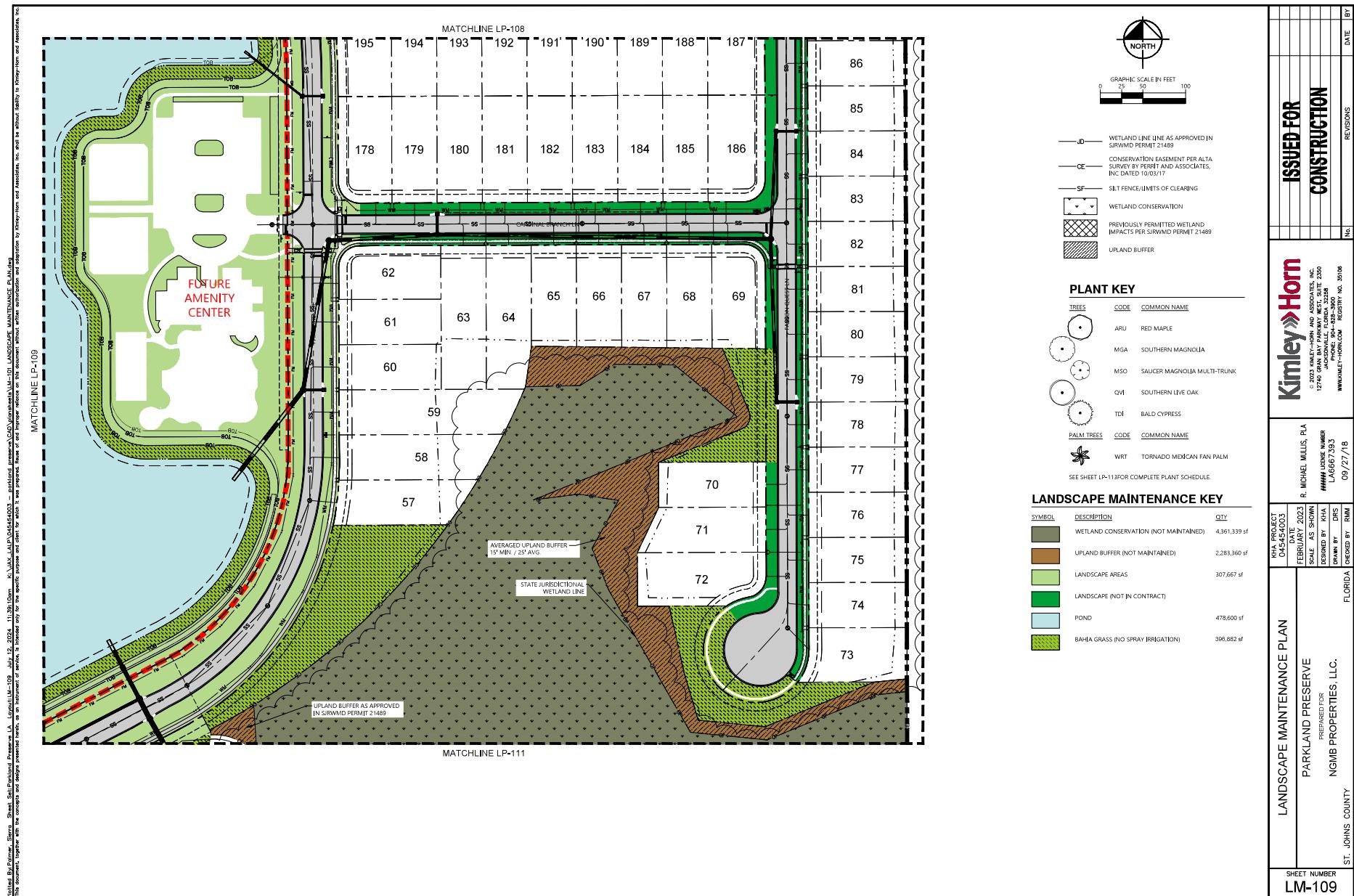
<u>PALM TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	WRT	TORNADO MEXICAN FAN

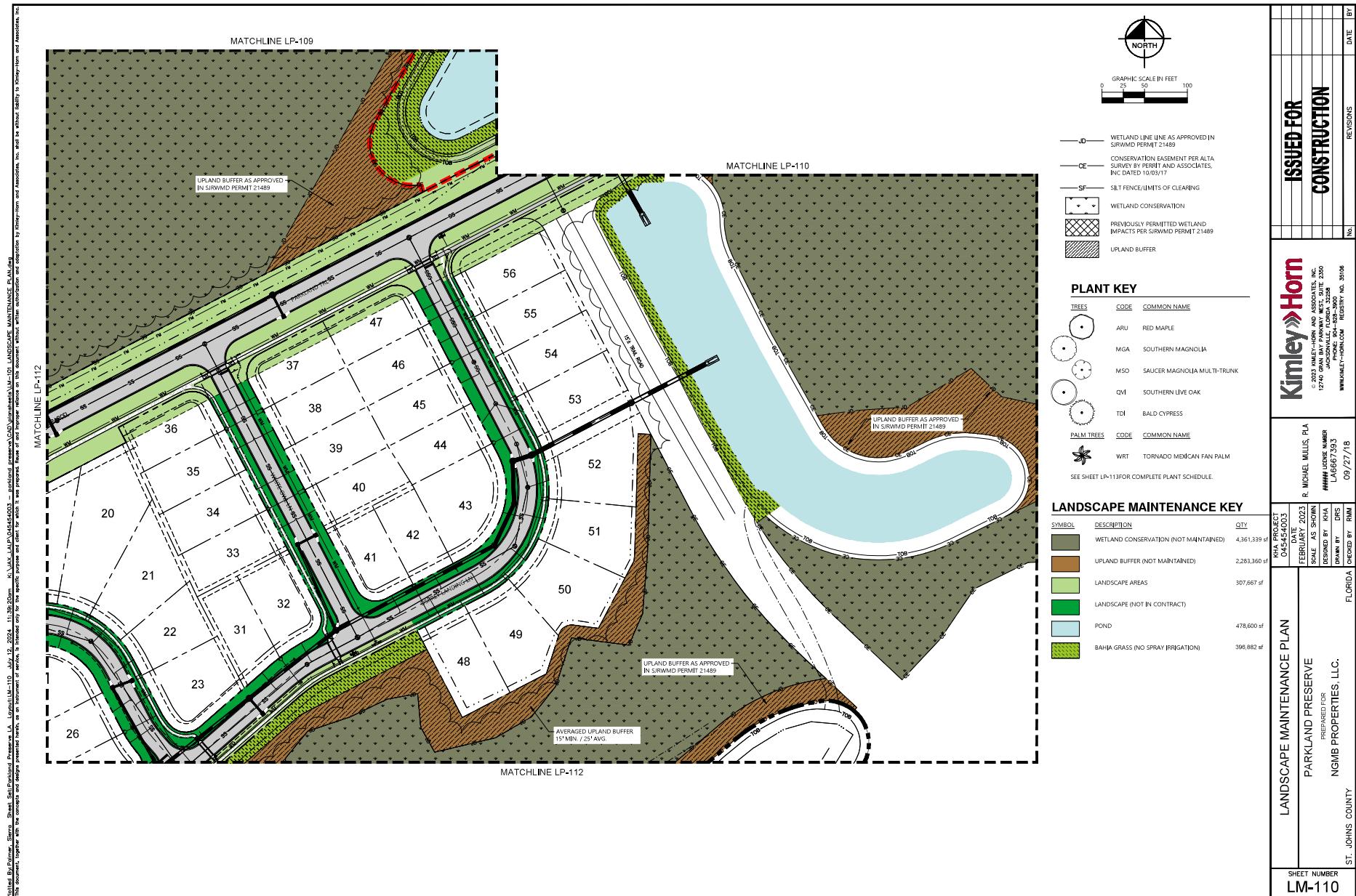
LANDSCAPE MAINTENANCE KEY

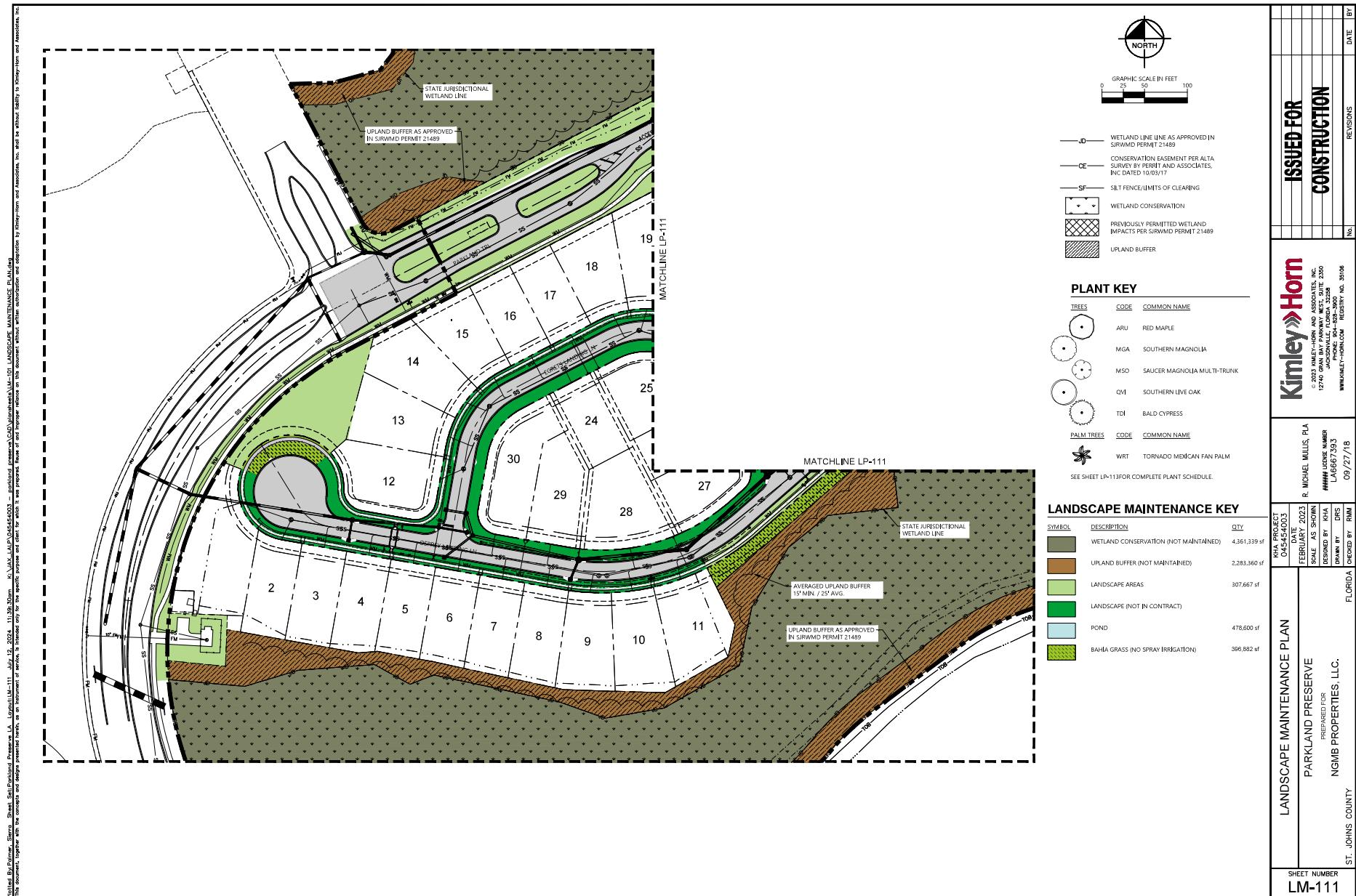
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361.335
	UPLAND BUFFER (NOT MAINTAINED)	2,283.360
	LANDSCAPE AREAS	307.667 6
	LANDSCAPE (NOT IN CONTRACT)	
	POND	478.600
	BAHIA GRASS (NO SPRAY IRRIGATION)	396.882

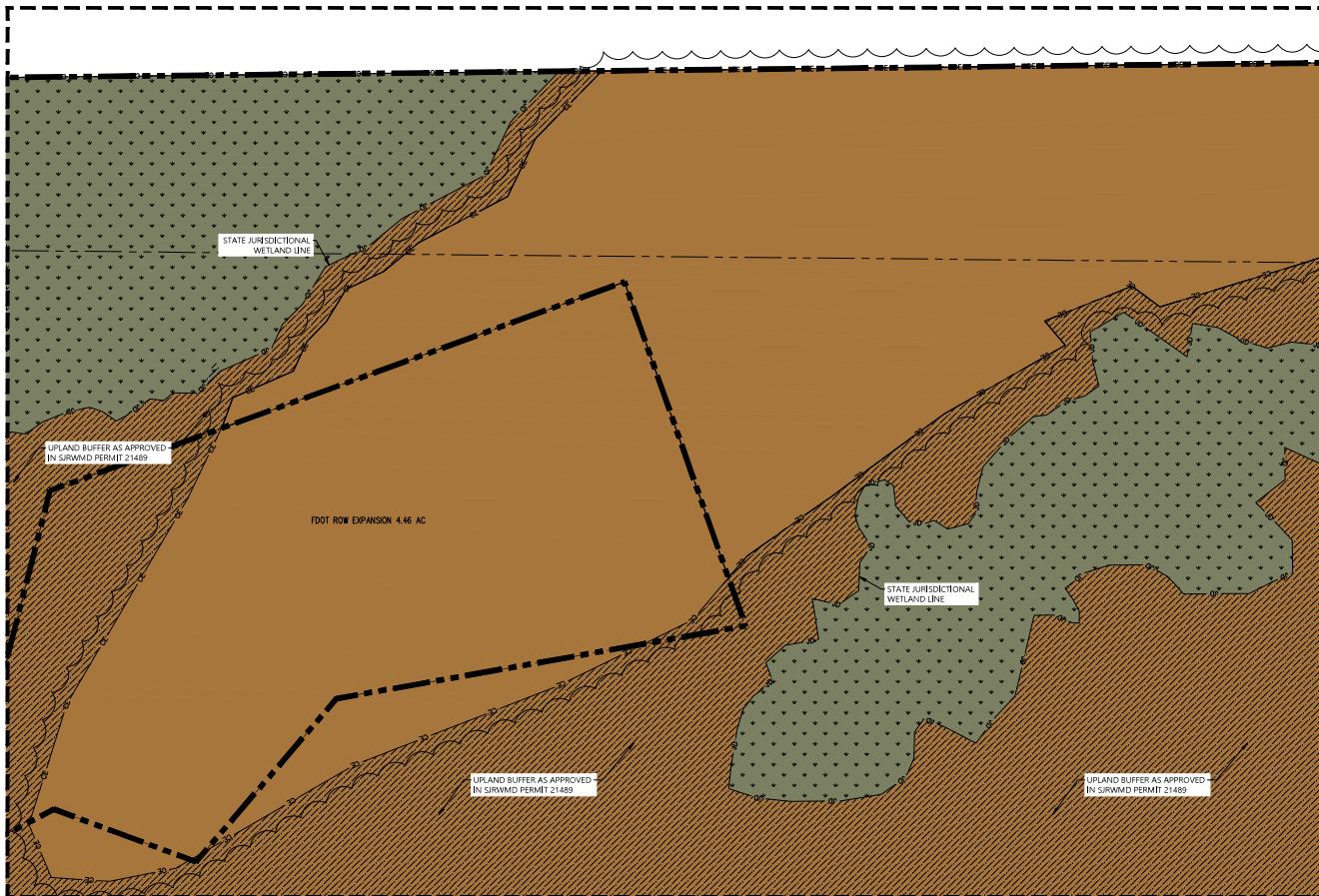
LANDSCAPE MAINTENANCE PLAN		ISSUED FOR	
PARKLAND PRESERVE		CONSTRUCTION	
PREPARED FOR		KIMLEY-HORN	
NGMB PROPERTIES, LLC.		12740 BAY PARKWAY WEST, SUITE 2360 SAN FRANCISCO, CA 94132	
ST. LOUIS COUNTY		PHONE: 415-285-5050 FAX: 415-285-5058 WEBSITE: WWW.KIMLEY-HORN.COM	
SHEET NUMBER		KHA PROJECT #045-1403	
LM-107		FEBRUARY 2023	
		R. MICHAEL MULLIS, PLA	
		DESIGNED BY	
		DRAWN BY	
		CHECKED BY	
		APPROVED BY	
		DATE: 09/27/18	
		REVISIONS:	
		PAGE:	











GRAPHIC SCALE IN FEET

- JD WETLAND LINE AS APPROVED IN SJRWMD PERMIT 21489
- CE CONSERVATION EASEMENT PER ALTA SURVEY BY PERITT AND ASSOCIATES, INC DATED 10/03/17
- SF SILT FENCE/LIMITS OF CLEARING
- ▼▼ WETLAND CONSERVATION
- PREVIOUSLY PERMITTED WETLAND IMPACTS PER SJRWMD PERMIT 21489
- UPLAND BUFFER



PLANT KEY

TREES	CODE	COMMON NAME
	ARU	RED MAPLE
	MGA	SOUTHERN MAGNOLIA
	MSO	SAUCER MAGNOLIA MULTI-TRUNK
	QVI	SOUTHERN LIVE OAK
	TDI	BALD CYPRESS

SEE SHEET LP-113 FOR COMPLETE PLANT SCHEDULE.

LANDSCAPE MAINTENANCE KEY

SYMBOL	DESCRIPTION	QTY
	WETLAND CONSERVATION (NOT MAINTAINED)	4,361
	UPLAND BUFFER (NOT MAINTAINED)	2,283
	LANDSCAPE AREAS	307,661
	LANDSCAPE (NOT IN CONTRACT)	0
	POUND	478,601
	BAHIA GRASS (NO SPRAY IRRIGATION)	396,881

EXHIBIT B

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine and Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** immediately re-distributed across the lawn. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. CONTRACTOR will be responsible for line-trimming these areas during each and every mow event. CONTRACTOR is to include in its proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the DISTRICT. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. CONTRACTOR shall be responsible for training all its personnel in the technical aspects of the DISTRICT’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The CONTRACTOR shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the CONTRACTOR. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, CONTRACTOR must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. CONTRACTOR is expected to regularly cut this material back and dispose of off-site on an as-needed basis. CONTRACTORs will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

Pond Mowing - All pond banks identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four 3½ and 4 inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water’s edge, CONTRACTOR shall be extremely careful not to scalp at the water’s edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher).

CONTRACTOR shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash or debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by CONTRACTOR during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged and/or line trimmed at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged and/or line trimmed a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR (24) HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. CONTRACTOR is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars (this is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively). This may depend on location and species of tree and shall vary according to FDOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have all mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of DISTRICT property. The CONTRACTOR agrees that pruning is an art that must be done under the supervision of a highly trained foreman

and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. Shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. CONTRACTOR shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the CONTRACTOR'S responsibility to bring to the attention of the DISTRICT all areas that are not in compliance. If pruning will bring the area into compliance, then the CONTRACTOR, after conferring with DISTRICT'S representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. CONTRACTOR will also be responsible to keep mulch pulled away from the base of all landscape lights at all times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. CONTRACTOR will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. CONTRACTOR shall be responsible for the removal of all palm fruit stains. CONTRACTOR shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). CONTRACTOR shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE

REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. CONTRACTOR is not to use non-selective herbicides to eradicate weeds in curblines or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to its negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the CONTRACTOR'S contract, whichever is greater.

8) REPORTING – CONTRACTOR shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The CONTRACTOR shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. CONTRACTOR shall prescribe the treatment plan it is to follow to remedy such afflictions.

PART 2

FERTILIZATION

CONTRACTOR shall abide by all requirements in Ordinance No. 14-16, as amended from time to time, regarding the application of fertilizer within St. Johns County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF ST. JOHNS COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN THIRTY-SIX (36)

HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO TWO (2) INCHES IN A TWENTY-FOUR (24) HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything central of a line running east-west from coast to coast from Ocala to north of Tampa through Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the CONTRACTOR shall notify the DISTRICT in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the CONTRACTOR to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the CONTRACTOR to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September and November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the CONTRACTOR every month with additional spot treatment as needed. During the weekly inspections the CONTRACTOR is responsible for the identification and eradication/control of disease and insect damage including but not limited

to: scale, mites, fungus, chinchbugs, grubs, nematodes, fire ants, mole crickets, etc. CONTRACTOR shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The CONTRACTOR is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. CONTRACTOR shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. CONTRACTOR will be fully responsible in the treatment of such afflictions. At the DISTRICT'S discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. CONTRACTOR is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. CONTRACTOR is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The DISTRICT reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The CONTRACTOR is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the CONTRACTOR to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the CONTRACTOR'S full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the CONTRACTOR'S responsibility to treat these conditions in an expedient manner.

It shall also be the CONTRACTOR'S responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. CONTRACTOR shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the DISTRICT should become aware of any pest problems it will be the CONTRACTOR'S responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - CONTRACTOR is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. CONTRACTOR shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, CONTRACTOR is asked to provide the cost for the annual application of Top Choice in all finished landscape areas shown on the Maintenance Exhibit. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. CONTRACTOR shall inspect and test the irrigation system components within the limits of the DISTRICT a minimum of one (1) time per month.

These inspections shall include:

A. IRRIGATION CONTROLLERS

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. WATER SOURCES

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform DISTRICT Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. REPORT

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below-ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. CONTRACTOR shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure the entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the CONTRACTOR'S responsibility to ensure all drip tubing is covered with mulch prior to CONTRACTOR leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from the DISTRICT, CONTRACTOR shall proceed. In the event of an emergency or immediate need for repair, CONTRACTOR shall make a diligent effort to contact, with the approximate price or estimate of repairs, the DISTRICT prior to making such repair.

Upon being awarded the Agreement, CONTRACTOR shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly ("Irrigation Audit"). A separate audit may be provided by the CONTRACTOR listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be approved in the DISTRICT'S discretion.

After the thirty (30) day period has expired and for the duration of the Agreement, assuming the DISTRICT approves the audit repairs identified in the Irrigation Audit to be performed, CONTRACTOR shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The DISTRICT Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The CONTRACTOR will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the CONTRACTOR and a copy delivered to the DISTRICT Manager or his designee, along with the weekly report. At no time shall the CONTRACTOR leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of the CONTRACTOR to ensure the turf and plant material remains healthy. If the CONTRACTOR finds that the irrigation system cannot adequately cover the DISTRICT in the allotted time, it will be the CONTRACTOR'S responsibility to bring this to the attention of the DISTRICT representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the CONTRACTOR'S monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The CONTRACTOR shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, CONTRACTOR shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms (if present)
3. Visual and manual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems (if present)
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance CONTRACTOR
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources

2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform DISTRICT Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

PART 5

INSTALLATION OF MULCH & ANNUALS

CONTRACTOR shall provide four rotations of annuals for each year of the Agreement. The rotations shall be approved by the District's field services manager in advance of installation.

After prior approval by the DISTRICT, CONTRACTOR also shall top dress all currently landscaped areas as shown on the maintenance map (i.e., landscaped beds, AND tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, CONTRACTOR shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. CONTRACTOR is responsible for all necessary clean up related to these procedure

CONTRACTOR agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, CONTRACTOR shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. **Labor for trenching shall be included in the unit cost of the mulch.**

CONTRACTOR agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by CONTRACTOR at no additional cost to DISTRICT.

This will not be included in the contract amount and shall be invoiced separately the month after service is rendered. CONTRACTOR shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The DISTRICT reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

EXHIBIT C

PROPOSAL PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ **37,760.00** Yr

- Storm Cleanup \$ 65/hr (do not include in General Landscape Maintenance total or Grand Total)
Freeze Protection (description of ability) **Cover all annuals with burlap and remove in the morning.**
If irrigation is needed set clocks to activate immediately or run prior or after tyhe freeze.

\$ 45/hr (do not include in General Landscape Maintenance total or Grand Total) -
Hand Watering (do not include in General Landscape Maintenance total or Grand Total)
\$ 45/hr for employee with hand-held hose
\$ 175/hr for water truck/tanker

PART 2

Fertilization (All labor and materials) \$ 5,080.00/Year
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	19-0-06 100% SRN	1.0 Lb N per 1000SF	TBD	
May	19-0-06 100% SRN	1.0 Lb N per 1000 SF	TBD	
October	19-0-06 50% SRN	.50 - 1.0 Lb dep. soil teaat	TBD	

ST. AUGUSTINE (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb, Apr, May	SRN 19-0-6 @100SR with BIF	1.0 lbs per 1000 SF with insect control	TBD	will use equivalent formulation
July	Micros	As needed	TBD	will use equivalent formulation
Oct, Dec	SRN @50% SR with Iron./micros	.75-1.0/ 1000SF/Soil test results	TBD	will use equivalent formulation

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	12-0-7 50% SR or equivalent	5lbs per 1000 SF	TBD	
May	12-0-7 50% SR or equivalent	5lbs per 1000 SF	TBD	
October	12-0-07 50% SR or equivalent	5lbs per 1000 SF	TBD	

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12 100% SR	1.5Lbs per 100 SF	TBD	
May	8-2-12 100 % SR	1.5Lbs per 100 SF	TBD	
November	8-2-12 100% SR	1.5Lbs per 100 SF	TBD	

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
May	Arena Dry Granular .25g Chinch	Turf/St. Augustine		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 2,100.00/Yr
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 35 per inoculation (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 1,100/ Yr

Top Choice application will be performed at the sole discretion of the District
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 7,800.00 /Yr

Freeze Protection (description of ability) In the event of a potential freeze controllers will be set to rotate through all the plant material and annuals through the evening of the freeze and the following morning to prevent drying of plant material fringe leaves.

\$ 85/hr/application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 105/hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall inspect the irrigation system prior to contract award and shall provide a list of additional charges and pricing for any deficiencies and for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Installation of four annual rotations \$ 4,320.00 /Yr

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

90/CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at \$ 65/CY

\$ 5,850.00(Spring Application- April)

And

40/CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at \$ 65/CY

\$ 2,600.00(Fall Application- October)

Installation of Grade "A" Medium Pine Bark Mulch \$ 8,450.00 /Yr
(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event or annual roation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written

for) \$ 52,740.00 /Yr

FIRST ANNUAL RENEWAL	\$ <u>52,740.00</u>	/Yr*
SECOND ANNUAL RENEWAL	\$ <u>54,322.00</u>	/Yr*
THIRD ANNUAL RENEWAL	\$ <u>55,951.00</u>	/Yr*
FOURTH ANNUAL RENEWAL	\$ <u>57,629.00</u>	/Yr*

*Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ <u>45.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>125.00</u> Hour
C.	Tractor w/operator	\$ <u>125.00</u> Hour
D.	Supervisor with Transportation	\$ <u>95.00</u> Hour
E.	勞工 with hand equipment	\$ <u>45.00</u> Hour
F.	Truck w/driver	\$ <u>95.00</u> Hour
G.	Irrigation Tech	\$ <u>85.00</u> Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	\$ <u>55.00</u> Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	\$ <u>55.00</u> Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	\$ <u>55.00</u> Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	\$ <u>55.00</u> Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	\$ <u>55.00</u> Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	\$ <u>55.00</u> Hour
N.	勞工 for Additional Trash Pick-Up	\$ <u>45.00</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>900.00</u> Per Mow

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

<u>Labor</u>	\$ <u>65.00</u>	per Hour
<u>Supervisor</u>	\$ <u>95.00</u>	per Hour
<u>Operator</u>	\$ <u>135.00</u>	per Hour

B. Debris removal equipment unit costs:

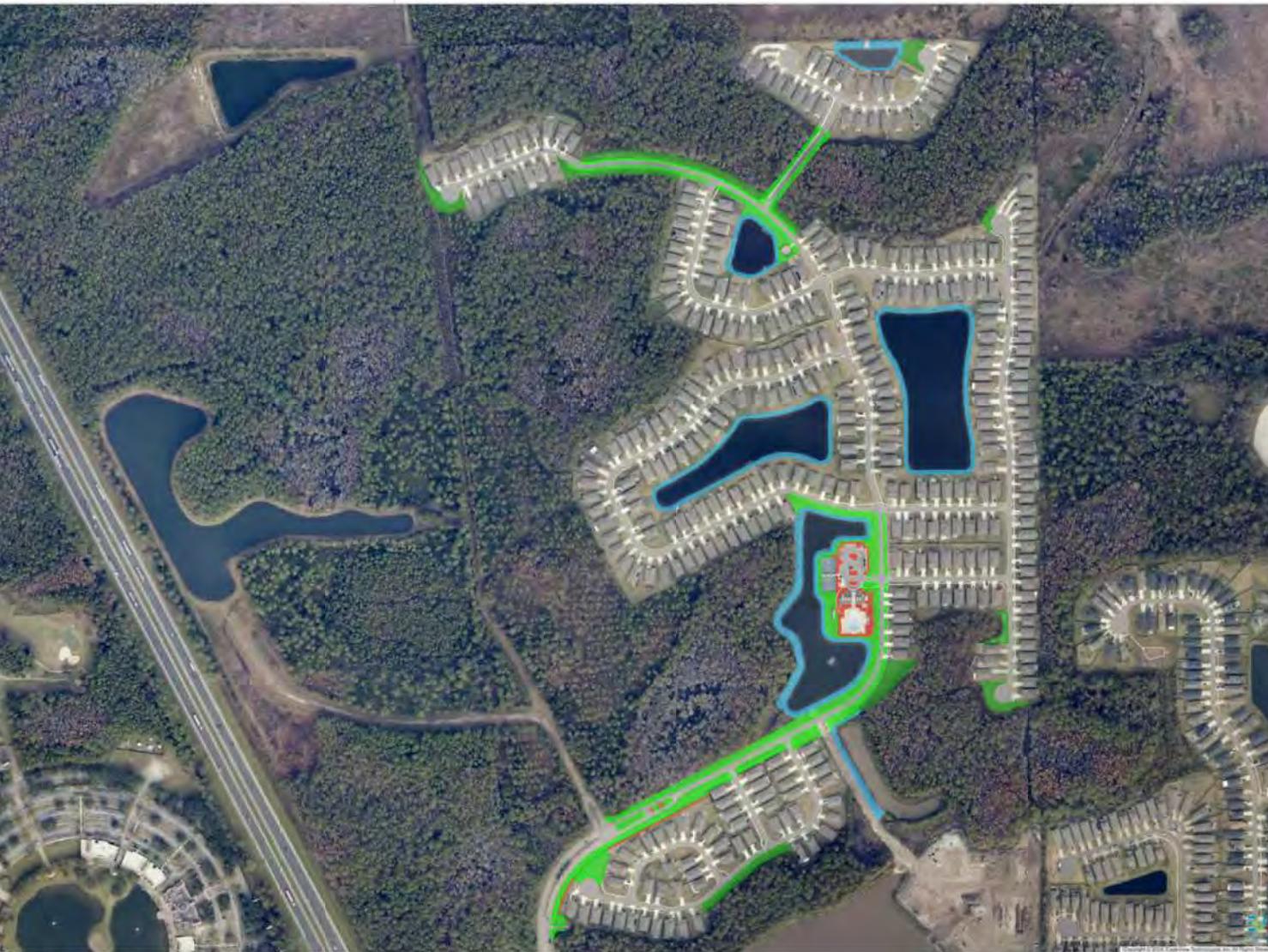
<u>Dump Truck</u>	\$ <u>185.00</u>	per Hour
<u>Skid Steer Loader</u>	\$ <u>375.00</u>	per Hour
<u>Grapple</u>	\$ <u>TBD</u>	per Hour

C. Other emergency/disaster related unit costs:

<u>Bucket Truck</u>	\$ <u>450.00</u>	per Hour
<u>Chainsaw</u>	\$ <u>85.00</u>	per Hour
<u>Crane</u>	\$ <u>TBD</u>	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Parkland Preserve



Legend

Name

- Turf
- Turf
- Hardwood Mulch
- Hardwood Mulch
- BMP / Bahai Turf
- Bahai Turf
- Bahai Turf
- BMP / Bahai Turf
- BMP / Bahai Turf

Request for Taxpayer
Identification Number and CertificationGo to www.irs.gov/FormW9 for instructions and the latest information.Give form to the
requester. Do not
send to the IRS.Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
Bland Landscaping Company, Inc	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.	
<input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions)	
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. PO Box 727	
6 City, state, and ZIP code Apex, NC 27502	
7 List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
<input type="text"/>	<input type="text"/>	<input type="text"/> - <input type="text"/>							
or									
Employer identification number									
8	2	-	3	4	8	9	2	8	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	<i>Alison Rumpf</i>	Date	1/2/26
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



BLCHOLD-01

WMILLSAPS

DATE (MM/DD/YYYY)
1/2/2026

CERTIFICATE OF LIABILITY INSURANCE

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

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

PRODUCER Alera Group 4131 Parklake Avenue, Suite 225 Raleigh, NC 27612	CONTACT William Millsaps NAME: PHONE (A/C, No, Ext): (919) 719-5643 E-MAIL ADDRESS: WMillsaps@trisure.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE INSURER A : Selective Insurance Co. of Southeast INSURER B : FCCI Insurance Company INSURER C : Great American Insurance INSURER D : INSURER E : INSURER F :	NAIC # 39926 10178 16691
INSURED Bland Landscaping Company, Inc. PO Box 727 Apex, NC 27502	INSURER A : Selective Insurance Co. of Southeast INSURER B : FCCI Insurance Company INSURER C : Great American Insurance INSURER D : INSURER E : INSURER F :	NAIC # 39926 10178 16691

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:			S 2338359	12/13/2025	12/13/2026	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000	
							MED EXP (Any one person)	\$ 15,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 3,000,000	
							PRODUCTS - COMP/OP AGG	\$ 3,000,000	
							Elec. Data Liab	\$ 1,000,000	
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			S 2338359	12/13/2025	12/13/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
							\$		
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			S 2338359	12/13/2025	12/13/2026	EACH OCCURRENCE	\$ 5,000,000	
							AGGREGATE	\$ 5,000,000	
							\$		
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in N/A) If yes, describe under DESCRIPTION OF OPERATIONS below	<input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	N / A	WC0100097441-01	12/11/2025	12/11/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ 1,000,000 \$ 1,000,000 \$ 1,000,000	
A	Pesticide/Herbicide			S 2338359	12/13/2025	12/13/2026	Agg Limit	\$ 5,000,000	
C	Leased/Rented Equip.			IMP F402683 00 00	9/15/2025	12/13/2026	Limit	\$ 300,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Excess Liability Second Layer (\$5MM XS \$5MM annual aggregate limits) written with Endurance Risk Solutions Assurance Co.; Policy#EXC30075294401 effective 12/13/2025 - 12/13/2026

Excess Liability Third Layer (\$5MM XS \$10MM annual aggregate limits) written with American Guarantee and Liability Insurance Company; Policy# AEC-4394347-01 effective 12/13/2025 - 12/13/2026

CERTIFICATE HOLDER

CANCELLATION

Sample

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

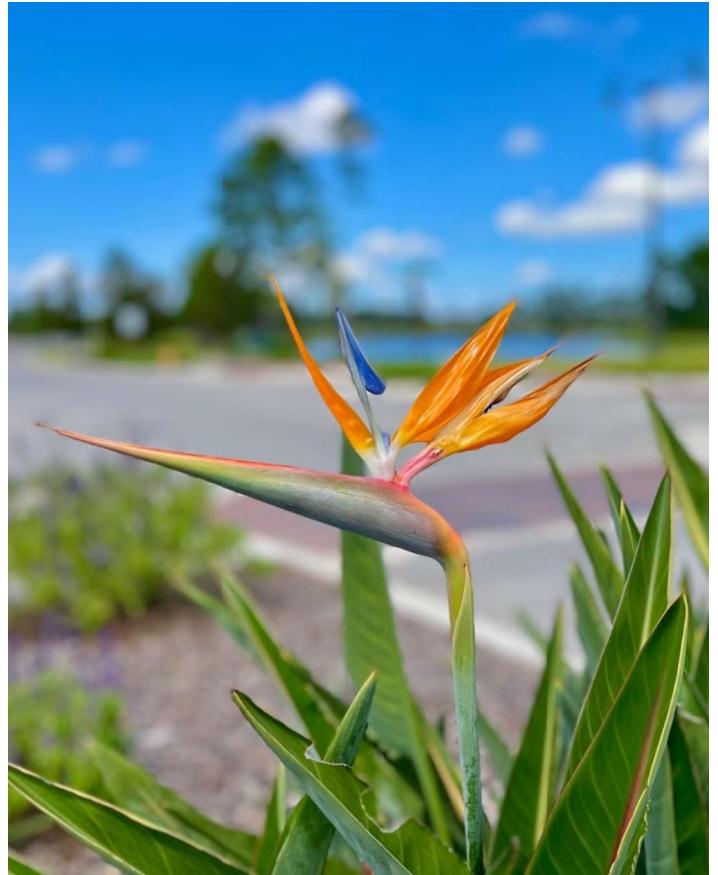
William Millsaps

Executive Summary

Bland Landscaping submits this proposal to provide landscape maintenance services for the Parkland Preserve Community Development District. As we gain your trust as your landscape maintenance provider, you will have access to our Lake & Pond Management team that can provide you maintenance, repair, and consultation services at a discounted rate when bundled together.

Parkland Preserve CDD represents a community with well maintained turf, irrigation, roadway frontage, lakes, and amenity assets. Effective landscape management within this environment requires disciplined execution, strong cost controls, and proactive coordination to align service delivery with the District's adopted operating and contingency budgets.

This proposal reflects our understanding of Parkland Preserve's visibility, community expectations, and the importance of minimizing operational risk while maintaining high landscape standards.



Understanding Parkland Preserve CDD

Parkland Preserve Community Development District is a large, actively developing master-planned community with extensive common area infrastructure, multiple operating funds, and phased landscape assets. The District maintains a significant inventory of turf, roadway corridors, entry features, lakes, amenity areas, and irrigation systems, requiring disciplined coordination between landscape maintenance, irrigation management, and capital planning.

Based on our review of the District's FY2026 adopted budget, board materials, and existing service structure, we understand that landscape maintenance, irrigation repairs, mulch, plant replacements, and storm response represent major operating cost drivers. Consistent turf performance, efficient irrigation operation, and proactive horticultural management are critical to controlling long-term costs, minimizing reactive repairs, and maintaining community standards as development continues.



Scope Alignment with FY26 Budget

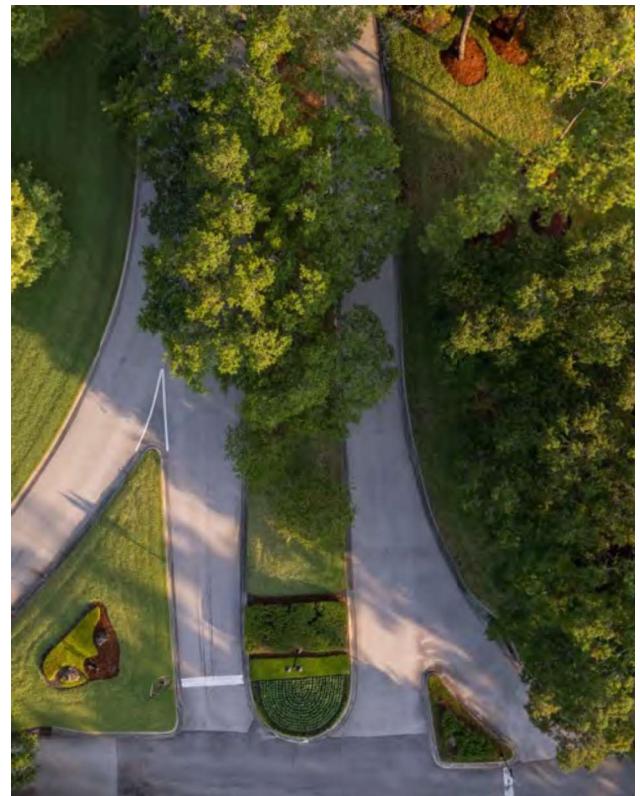
- Base Maintenance aligns with FY26 Landscape Maintenance line
- Enhancements align with Mulch & Plant Installation
- Repairs align with Irrigation Repairs & Landscape Contingency
- Storm response aligns with Storm Clean-Up / Tree Removal



Landscape Maintenance Approach

Landscape maintenance services are structured to provide consistent results across all District-maintained areas and include:

- Weekly mowing, edging, and trimming
- Pruning of shrubs and groundcover based on growth cycles
- Bed and crack weed control
- Seasonal cleanups and debris removal
- Routine inspections and quality control



Irrigation Management

Irrigation management emphasizes system performance and efficiency through:

- Monthly inspections and system checks.
- Hunter controller programming and monitoring.
- Prompt response to irrigation concerns.
- Clear communication regarding recommendations and repairs.



Palm & Tree Management

Palm and tree management focuses on health, safety, and appearance through:

- Health-driven pruning practices.
- Proper pruning intervals to avoid over-pruning.
- Removal of hazardous or declining material as needed.
- Proactive inspections for storm preparedness.



Annual Color & Mulch Rotations

Seasonal Color:

- Four annual flower rotations per year.
- Bed preparation and soil conditioning prior to installation.
- Work with Bland Landscaping Floriculturist for custom Flower Designs.
- Florida-appropriate plant selections.

Mulch Program:

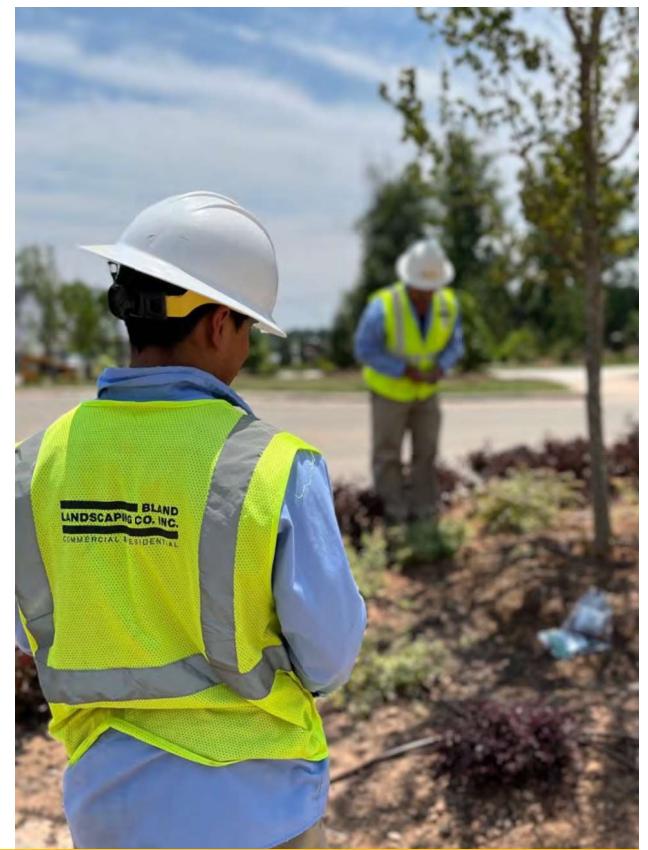
- Annual mulch installation
- Consistent depth and clean edge definition
- Focus on entrances and high-visibility areas



Staffing & Oversight

The Parkland Preserve CDD account will be supported

- A dedicated Crew Foreman:
 - On site supervisor and working alongside crew.
 - Supported by 3 landscape maintenance crew members, supplemented by turf & irrigation technicians when needed
- An assigned Account Manager:
 - Your weekly main point of contact between Bland Landscaping and the Parkland Preserve CDD management team / board members.
 - Will be knowledgeable of contract scope of work and ensure quality and communication expectations are met.
 - Will be on site weekly or as needed
- Jacksonville-based Branch & Regional management support.
 - Will provide operational and communication support as needed.
 - Branch Management will be on site 1X per month or as needed.
 - Regional Management will be on site as needed.
- Clear escalation paths to ensure responsiveness and accountability for priority and emergency issues.
 - 24-hr. on-call phone number for Irrigation, Storm-related, or other customer service-related emergencies.



Transition Plan | 30,60,90 Days

30 DAYS	60 DAYS	90 DAYS
<ul style="list-style-type: none">• Introductions with District Management and Board representatives• Initial site walk and baseline condition documentation• Comprehensive irrigation inspection and reporting• Confirmation of communication cadence and service expectations	<ul style="list-style-type: none">• Implementation of prioritized irrigation and landscape corrections• Initiation of turf and horticultural programs• Evaluation of drainage and high-visibility areas• Ongoing coordination with District Management	<ul style="list-style-type: none">• Performance review with District Management• Adjustments based on seasonal response and site conditions• Establishment of steady-state service operations

Irrigation Audit & Scope Acceptance

A comprehensive irrigation audit will be completed within the first 30 days of service. The audit will evaluate system condition, coverage, efficiency, and deficiencies.

Any material deficiencies identified will be proposed to the District for review and approval prior to accepting the included irrigation repair scope.

Once baseline conditions are addressed, irrigation management and included repair scope will proceed as outlined in the RFP.



Storm Preparedness & Response

Storm Preparedness & Response

Bland Landscaping maintains a proactive storm preparedness and response plan designed to protect life safety, preserve community assets, and restore normal conditions as efficiently as possible.

Pre-Season Preparedness

- Proactive site evaluations to identify and address landscape risks prior to storm events.
- Coordination with District Management to confirm emergency communication protocols and points of contact.

Post-Storm Response Priorities

- Clearing debris to restore emergency and vehicle access.
- Addressing immediate safety hazards impacting structures or public areas.
- Removal or stabilization of hazardous tree limbs and damaged plant material.
- Continued cleanup and restoration once conditions are deemed safe.

Communication & Recovery

- Clear communication with District Management throughout response efforts.
- Ongoing coordination to prioritize restoration activities and return the property to normal service operations.



Compliance & Responsiveness

Bland Landscaping is fully compliant with all applicable federal, state, and local requirements related to landscape maintenance services. Our operations, licensing, and insurance practices are structured to meet private and public-sector contracting standards and District expectations.

- *Properly licensed and insured in the State of Florida*
- *E-Verify compliant*
- *Familiar with Florida public records requirements*
- *Proposal structured to directly address all RFP requirements*



Parkland Preserve Community Development District Landscape RFP

Appendix Pages

BLAND 
LANDSCAPING 
CO. 

History of Bland Landscaping

In 1976, Tom Bland had a vision: to create landscapes that would not just enhance the beauty of North and South Carolina but transform how people experience the outdoors. With this passion and a small team, he founded Bland Landscaping as a Commercial Landscape Installation provider. That dream has since grown into a 950+ employee, full-service landscape company at the forefront of the industry.

Over the years, Bland Landscaping has expanded in ways that surpassed even our founder's expectations. Today, we are one of the Southeast's largest and most respected full-service providers, delivering comprehensive solutions across every phase of landscaping. Our journey has been shaped by partnerships with visionary developers like Chatham Park, Wood Partners, Forestar, Crescent Communities, and Preston Development.

As communities mature from construction to vibrant neighborhoods, we remain a trusted landscape maintenance partner—nurturing what we've helped create. In the early 2000s, we evolved into a full-service maintenance provider, now representing 90% of company revenue, while continuing to serve large-scale installation and lake & pond projects in strategic markets.

Still family-operated by Tom's sons, Kurt and Matt Bland, we carry forward the values he instilled: passion, innovation, and a deep commitment to excellence. As we look ahead, we remain focused on building landscapes that inspire, connect, and endure.



"Bland Landscaping Grows While Staying True to Its Roots"



"Family Tradition – With a focus on Fundamentals, Bland Landscaping continues its climb up the LM 150"



Services

LANDSCAPE MAINTENANCE

Mowing, Edging, Trimming
Turf Agronomic Management
Irrigation Management & Repairs
Shrub & Tree Pruning
Seasonal Color Management
Tree & Shrub Bed Weed Control
Storm Cleanup & Snow Removal

LANDSCAPE INSTALLATION

Tree & Shrub Installation
Sod Installation
Irrigation Installation
Hardscape Installation
Erosion Control Solutions
General Contractor Services

LANDSCAPE DESIGN

Conceptual Design
Planting Plans
Master Planning
3D Modeling
Digital Rendering

LAKE & POND MANAGEMENT

Mowing & Aquatics Management
Fountain Repair and Maintenance
Fish Stocking & Management
Construction & Repair

Our Organization

Our Mission Statement:

“Bland Landscaping Company Inc. provides quality landscape work and grounds management with superior service for our clients. Our goal is to create landscape value for our customers and maintain a continued sense of pride for our employees. We shall continue to position ourselves in our industry committed to excellence.”

Our Core Values:



PROFESSIONAL

We conduct ourselves in a courteous, conscientious, and businesslike manner.



INNOVATE

We strive to be an innovative leader in our industry.



HONESTY

We believe in being fair and straightforward.



INTEGRITY

We adhere to a high moral standard.



EXCELLENCE

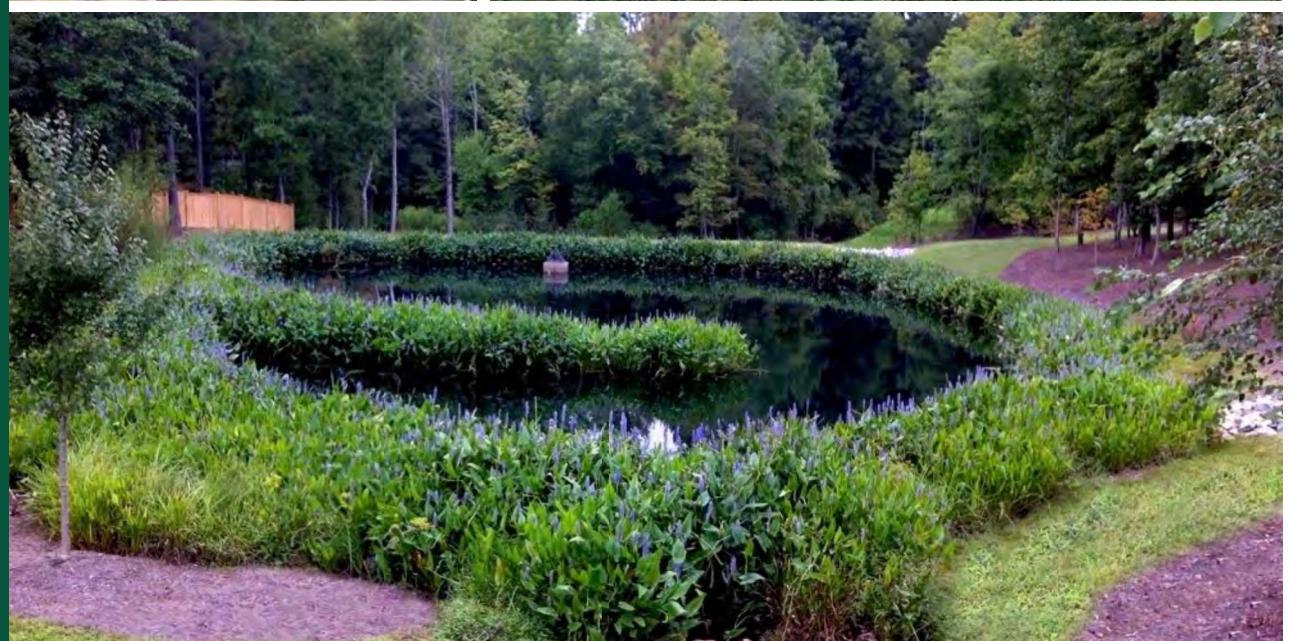
We are committed to award-winning standard of quality and service.



LAKE & POND MANAGEMENT

Foster Lake and Pond Management became part of Bland Landscaping in December of 2023.

As one of the few landscape providers in the nation to also provide Lake & Pond Management & Construction services in-house, you will experience improved communication and execution of your common area Stormwater and Amenity pond spaces.



PARKLAND PRESERVE CDD PROPOSAL

Management and Staffing

This section highlights our local management team, outlining key roles, responsibilities, and points of contact. It details how each team member will support the contract, from day-to-day operations to strategic oversight, and how they will interact with the District through routine communication, site visits, and performance reviews to ensure alignment, responsiveness, and accountability throughout the partnership.



Management Team – North Florida



Scott Soltau
Regional Director

Scott brings nearly 30 years of experience in commercial landscape operations and client service, supporting quality execution and long-term client relationships across Northeast Florida.



Will Crews
Branch Manager

Will began his career in the U.S. Army, where he developed core values that shaped his growth from crew member to Operations manager at Koehn Outdoor. He now leads the Jacksonville Branch as Branch Manager.



Sam Passafiume
Senior Business Developer

Sam brings 30+ years of experience in commercial landscape sales and operations, supporting long-term client relationships and consistent service delivery across Florida.



Billy Summerville
Account Manager

Billy brings 25+ years of experience in commercial landscaping sales and operations, supporting strong client relationships and effective oversight of complex maintenance and enhancement projects.



Communication

At Bland Landscaping, we build trust through clear, consistent, and proactive communication. From day one, our 90-day onboarding plan ensures a smooth transition, sets expectations, and establishes a steady rhythm of updates and responses—keeping every customer informed, supported, and confident in their landscape partner.



Communication: Internal Quality Audits

Whether monthly or quarterly, your community will receive recurring landscape audits to confirm that every detail meets the quality standards outlined in your Scope of Work. These inspections are performed by experienced managers who document findings and communicate results promptly, ensuring full transparency and quick resolution of any issues. This proactive approach keeps our performance aligned with your expectations and supports ongoing dialogue throughout our partnership.

Landscape Audit - Example

Audit Report				
Property: EastRidge	Page: 1			
Auditor: CHRISTOPHER TODD PIPPIN	Completed: 03/22/2024			
Service Name / Duty Name:	Weight	Score (Scale)	Score (Weighted %)	
Weekly Maintenance				
A. Turf Weekly Maintenance	15	85 / 100	14.25	
B. Turf Health	10	100 / 100	10.00	
C. Tree Weekly Maintenance	5	n/a	n/a	
D. Tree Health	5	n/a	n/a	
E. Plant Bed Weekly Maintenance	15	80 / 100	12.00	
F. Plant Bed Health	10	80 / 100	8.00	
G. Flower Bed Weekly Maintenance	15	80 / 100	12.50	
H. Flower Bed Health - Floriculture	10	80 / 100	8.00	
I. Miscellaneous Cleaning	10	80 / 100	8.00	
J. Safety	5	85 / 100	4.75	
SubTotal			89.50	
Total Score / Percent of Total Possible:		89.44 / 100	89%	
Auditor's Comments:				
Service Name / Duty Name:	Auditor's Duty Comments:			
Weekly Maintenance				
A. Turf Weekly Maintenance	Scalp down all bermuda throughout the site to 1 1/2" or as low as practical as soon as possible to aid in transition from dormancy. Collect and remove clippings as needed. Weed pressure throughout cool and warm season turf, is exceptionally low.			
B. Turf Health	Even with the being peak season for cool season turf, fescue throughout the site is Exceptional in color, density and vigor. Incredible display.			
C. Tree Weekly Maintenance	No action required. Client has requested to have our arborist come through to perform general pruning and building clearance pruning throughout the site.			
D. Tree Health	Mistletoe is rampant in several pockets of trees onsite. Client has requested our arborist to remove all that is practical.			

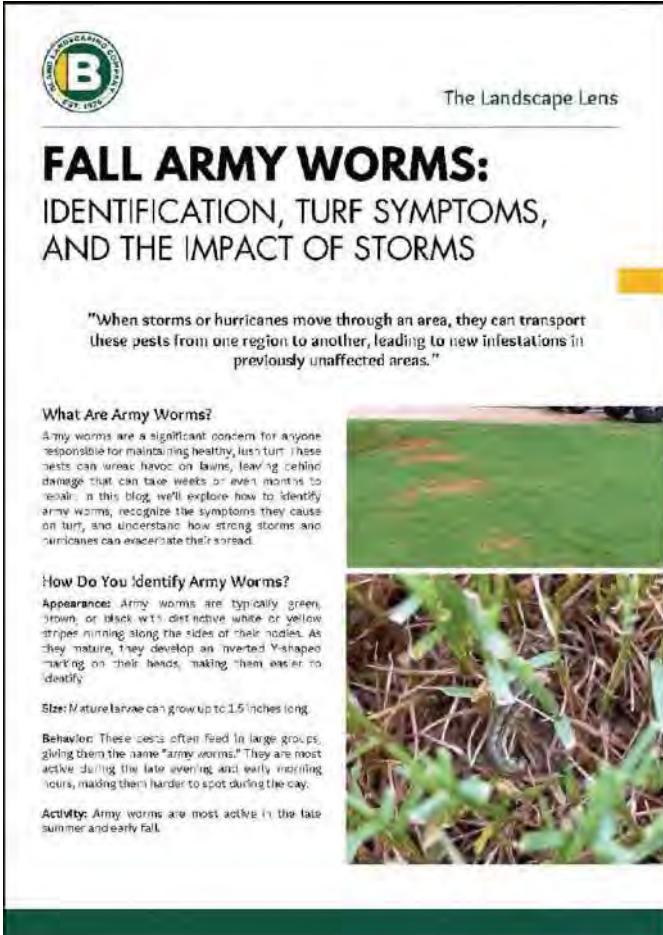
Audit Report				
Property: EastRidge	Page: 2			
Auditor: CHRISTOPHER TODD PIPPIN	Completed: 03/22/2024			
E. Plant Bed Weekly Maintenance	Prune spent bloom from all hydrangeas near the front entrance into property off of Airport Blvd. Try to hand dig and remove the volunteer red sedge growing from the ornamental grasses at the front left corner of the 1000 Bldg. Control common vetch growing from catmint throughout the site, this will need to be hand pulled as needed. Control broadleaf weed pressure in Asiatic jasmine throughout the site. Most of this appears to be from common vetch and henbit. Moderate to heavy weed pressure noted at the back right corner of the 300 Bldg. Please hand pull mature weeds and spray any remaining. String trim a 'beauty band' 2-3 feet behind the curb on the rear of the 200 & 300 building to keep fescue and volunteer brush from hanging over the curbing. This stretch generally looks unkempt. Top off all of the dwarf Hamelin grasses planted around 'The Sheds'. Most appear to be pushing out new growth and I think we are comfortably past the point of a hard freeze for the season.			
F. Plant Bed Health	Heavily fertilize all chlorotic holes throughout the property with a complete fertilizer, particularly those along Perimeter Park Dr separating parking from the roadway. Fertilize all newly installed plant material (within the last 2 seasons) particularly ground covers and ornamental grasses.			
G. Flower Bed Weekly Maintenance	The sole remaining bed onsite in front of Toll Brothers Homes is generally weed free. Mulch is very thin and lacks a clean definition between the color bed and mulch band surrounding it.			
H. Flower Bed Health - Floriculture	Roughly 50-60% of the seasonal color in the bed is tripping. Plan to completely renovate this small bed at spring cleanup.			
I. Miscellaneous Cleaning	Control crack weeds throughout the site, particularly in front of the 500 Bldg. Please back displaced rip-rap that has spilled over the curb at the roundabouts. No issues noted.			
J. Safety				



Communication: Customer Education

We believe an informed customer is an empowered customer. Through seasonal newsletters, articles, and short videos, we share timely tips, highlight service innovations, and address common challenges—helping customers make informed decisions and stay engaged in their landscape's care.

Educational Article For Easy Identification



The Landscape Lens

FALL ARMY WORMS: IDENTIFICATION, TURF SYMPTOMS, AND THE IMPACT OF STORMS

"When storms or hurricanes move through an area, they can transport these pests from one region to another, leading to new infestations in previously unaffected areas."

What Are Army Worms?
Army worms are a significant concern for anyone responsible for maintaining healthy, lush turf. These pests can wreak havoc on lawns, leaving behind damage that can take weeks or even months to repair. In this blog, we'll explore how to identify army worms, recognize the symptoms they cause on turf, and understand how strong storms and hurricanes can exacerbate their spread.

How Do You Identify Army Worms?

- Appearance:** Army worms are typically green, brown, or black with distinctive white or yellow stripes running along the sides of their bodies. As they mature, they develop an inverted Y-shaped marking on their heads, making them easier to identify.
- Size:** Mature larvae can grow up to 1.5 inches long.
- Behavior:** These pests often feed in large groups, giving them the name "army worms." They are most active during the late evening and early morning hours, making them harder to spot during the day.
- Activity:** Army worms are most active in the late summer and early fall.





The Landscape Lens

THE LIFE CYCLE OF FALL ARMY WORMS

Understanding the life cycle of the fall army worm is crucial for effective management and control. The fall army worm goes through four main stages in its life cycle: egg, larva, pupa, and adult moth.

Egg Stage: Female moths lay clusters of 100-200 eggs on the undersides of leaves, on grass blades, or on other surfaces. The eggs are small, white, and spherical, often covered with a protective layer of scales from the female's body. Eggs hatch within 2-3 days, depending on temperature and humidity.

Larval Stage: The larval stage lasts about 14-21 days, during which the caterpillars consume large amounts of vegetation, often stripping leaves to the stem. This is the most destructive phase of the life cycle. Large infestations can devastate a lawn in just a few days.

Pupal Stage: After the larval stage, the caterpillars burrow into the soil to pupate. They form a cocoon in the soil where they undergo transformation into adult moths, which lasts about 7-10 days.

Adult Moth Stage: Adult moths emerge from the pupae, and after a brief period, they begin the cycle anew by mating and laying eggs. They typically live for about 2-3 weeks, during which a single female can lay hundreds to thousands of eggs.

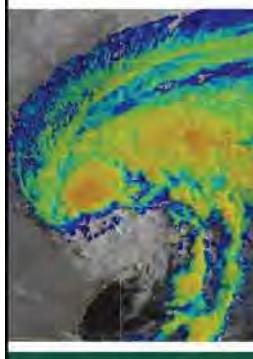
THE ROLE OF STORMS AND HURRICANES IN ARMY WORM INFESTATIONS

Strong storms and hurricanes can play a significant role in the spread of army worms. Here's how:

Windborne Spread: Army worms, especially the Fall Army Worm, can be carried by strong winds over long distances. When storms or hurricanes move through an area, they can transport these pests from one region to another, leading to new infestations in previously unaffected areas.

Moisture and Habitat: Heavy rains associated with storms can create ideal conditions for army worms to thrive. Wet, humid environments are perfect for egg hatching and larval development, increasing the likelihood of an outbreak following a storm.

Weakened Turf: Turf that has been stressed or damaged by storms is more vulnerable to pest invasions. Flooding, debris, and other storm-related damage can weaken the grass, making it easier for army worms to establish themselves and cause further destruction.





Communication: Irrigation Service Updates

We believe an informed customer is an empowered customer. Through seasonal newsletters, articles, and short videos, we share timely tips, highlight service innovations, and address common challenges—helping customers make informed decisions and stay engaged in their landscape's care.

Service Updates

BLAND LANDSCAPING CO. *Delivering Landscaping Excellence Since 1976*

April Service Update

- Spring pre-emergent has been completed.
- Crepe Myrtle pruning has been completed.
- The pine straw application of the common areas and the in-unit homes has been completed.
- A round of leaf removal will begin the first week of April to tidy up lawns and beds before the start of the regularly scheduled maintenance.
- Treatment of herbicide in landscape beds will begin the first week of April to terminate the preexisting weed growth and to prevent any additional from popping up.
- Estimate the start of regularly scheduled maintenance to start mid-April.
- Currently if you are seeing signs of drought stress in your yard, water accordingly. Due to the lower nighttime temps we at Bland do not recommend turning on your irrigation. This could cause adverse effects such as fungus or grubs which both thrive in moist soil conditions.
- Debris pick up will continue to be every Thursday of the week. If all debris can be placed into a manageable container to be dumped in our trailer, tied with twine, or placed in paper bags. *Please no plastic garbage bags*

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General Notes

-April/May are the times you want to start treating for white grubs, at this time the grubs like to come to the surface to eat. This is the best time to chemically treat these pests.

[White Grubs | NC State Extension \(ncsu.edu\)](#)

-Live oak leaves will continue to drop their old leaves in the early spring in preparation for new growth.

[Microsoft Word - live.oak.doc \(umich.edu\)](#)

BLAND LANDSCAPING CO. *BlandLandscaping.com*
1200 Party Pointe, #100, NC 27526 | (919) 383-4304

Communication: Service Updates

We believe an informed customer is an empowered customer. Through seasonal newsletters, articles, and short videos, we share timely irrigation updates, highlight system innovations, and address common issues—helping customers make informed decisions and stay engaged in the care and efficiency of their irrigation systems.

Service Updates: Irrigation Recommendations

Irrigation Information

Wise watering practices not only conserve water but help to build a stronger, healthier lawn. **Consistent over-watering or frequent under-watering** promotes shallow roots, a sure way to damage your lawn during times of stress. These stressful times for your lawn include not only the hot summer months, but also the cold winter months when there is really nothing you can do for an unhealthy lawn. The healthiest lawns have the healthiest roots. The best watering practices moisten the soil 4-6 inches deep, this is the extent of the root zone and requires only about 1/2 to 1 inch of water.

When to water your lawn

Water your lawn at the first signs of moisture stress. The easiest way to tell if moisture stress is present is to look for footprints on your lawn. When you can see footprints on your lawn (meaning your lawn doesn't spring back up after you have walked across it) water your lawn. Do not water again until you see footprints again. Water when the sun will cause the least evaporation. Watering in the early morning is best. The next best practice is to water in the evening but do it early enough so the grass is not wet overnight, **which could encourage fungal growth**. Other signs include: a bluish gray color, wilted, folded, or curled leaves.

How much water do I need to moisten the soil 4-6 inches deep?

- 1" for clay soils
- 1/2" for sandy soils

How do I know when I've put out 1 inch of water?

This is easy! Put a few old cans out on the lawn next time you water. When they fill up 1 inch you're done. Check how long that took. Next time you water just turn on the sprinklers for that amount of time.

How else can good watering practices help my lawn?

Overwatering may cause fertilizers to penetrate below the root zone. This is not only a waste of water, but a waste of fertilizer too, both of which translate into a waste of money. Also, this enhances the possibility that chemicals may penetrate groundwater.

Overwatering can cause runoff. Runoff occurs when the water falling on the soil exceeds the amount that can be absorbed at that time. This can lead to fertilizer runoff, erosion, loss of newly sown seed, and water dollars washing down the street. If the time it takes for you to put out 1 inch of water causes runoff, then divide that time in two and leave some time in between. This is a good practice to follow on slopes where runoff obviously occurs more quickly.



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Other factors to consider when irrigating:

- Soil pH levels mimic the water applied to it. Whether you are irrigating from a pond or city controlled main line, the pH of the water being applied to turf may not be the most ideal for the type of grass you have. Irrigation will never provide the same results as natural rainfall.
- When determining how often to irrigate, remember that more is not necessarily better. Ideally you would monitor your lawn and adjust the irrigation schedule weekly. Less frequent irrigation with a longer run time is more beneficial than a more frequent schedule with a shorter run time.
- Different irrigation heads apply different amounts of water. Some systems may have nozzles that irrigate 1 gallon per minute, while another might apply 3 gallons per minute. If you are unable to inspect the irrigation heads to determine how many gallons per minute each one is applying, you can revert to the method listed above. Focus on the amount of water that is being applied during irrigation rather than the time or frequency.
- Be mindful of forecasted rain and **adjust** your irrigation system as needed. Irrigation is to be utilized on an as-needed basis such as a drought. Don't hesitate to turn your system off if monthly rainfall accumulation is sufficient.
- Over watering is more detrimental than under watering. Over watering not only encourages disease/fungi and shallow roots, but also diminishes the nutrients of the soil. Over watering diminishes the life span and effectiveness of pre-emergent and fertilizer treatments as well.
- Refrain from irrigating established plant beds. Drip zones in established plant beds should be shut off once plant material has reached maturity, typically after 3 years. Irrigating established plant beds will encourage weed growth within the plant beds and cause plant material to become dependent on a constant supply of water, sacrificing plant health.
- Irrigation between homes with poor drainage or sunlight should be very limited or turned off. These areas of turf that lack quality drainage/sunlight are susceptible to disease and fungi but are also vulnerable during weekly maintenance.

Signs of over-watering:

Runoff, weeds, fungus, heavy thatch, and excessive insects



BlandLandscaping.com
1000 Parkland Square, Suite 1000 • 305-360-0000



PARKLAND PRESERVE CDD PROPOSAL

Communication: Budgeting & Prioritizing

We work closely with our customers to design and plan future landscape projects with both creativity and practicality in mind. By reviewing long-term goals, current site conditions, and available resources, we create clear, customized budget planning guides that outline priorities, timelines, and cost considerations. These tools provide transparency, help anticipate future needs, and ensure every project is aligned with the customer's vision and financial plan.

Budget Planning

 **LANDSCAPE SERVICES BUDGET PLAN**

Community: _____ Budget Year: _____
Account Mgr: _____ Community Mgr: _____

State of the Community

Base Contract Terms
Annual Price: _____ % Increase: _____ Contract Term: _____
Billing Type: Fixed Monthly Seasonal/Variable Other
Considerations: _____
Contract Exclusions: _____

Contract Add-Ons & Repairs
Service 1: _____ Amount: _____ Timing: _____
Service 2: _____ Amount: _____ Timing: _____
Service 3: _____ Amount: _____ Timing: _____
Service 4: _____ Amount: _____ Timing: _____
Service 5: _____ Amount: _____ Timing: _____
Service 6: _____ Amount: _____ Timing: _____
Service 7: _____ Amount: _____ Timing: _____
Service 8: _____ Amount: _____ Timing: _____

www.bluelandscapeinc.com Page: 1

 **LANDSCAPE SERVICES BUDGET PLAN**

Reserve Projects
Reserve Item 1:
Needed: YES NO Anticipated Cost: _____ Timing: _____
Reserve Item 2:
Needed: YES NO Anticipated Cost: _____ Timing: _____
Reserve Item 3:
Needed: YES NO Anticipated Cost: _____ Timing: _____
Reserve Item 4:
Needed: YES NO Anticipated Cost: _____ Timing: _____
Reserve Item 5:
Needed: YES NO Anticipated Cost: _____ Timing: _____

Capital Improvement Projects
Capital Project 1: _____
Scope: YES NO Anticipated Cost: _____ Timing: _____
Capital Project 2: _____
Scope: YES NO Anticipated Cost: _____ Timing: _____
Capital Project 3: _____
Scope: YES NO Anticipated Cost: _____ Timing: _____
Capital Project 4: _____
Scope: YES NO Anticipated Cost: _____ Timing: _____

Additional Comments & Considerations

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References

Over 49 years we have developed a portfolio of very distinguished large HOA and Master-Planned communities throughout the states of Florida, North and South Carolina. We have included several community-types that display our unwavering commitment to quality and experience with varying scales of communities.

Reference Profile

Seven Pines - Ryals Creek

Jacksonville, FL

Once a private family playground in the woods, Seven Pines is being transformed into a thoughtfully designed mixed-use, master-planned community with new homes for everyone. Spanning over 1,000 acres of pristine natural beauty and pure, Jacksonville-inspired fun. Once completed, Seven Pines will include 1,600 single-family homes, apartments, more than 1 million square feet of commercial and retail space and a 34-acre park with a lake.

Services Performed

Landscape Installation, Landscape Maintenance, Irrigation Installation, Irrigation Management, Turf Management, Pest Management, Mulch & Pine Straw



Reference Profile

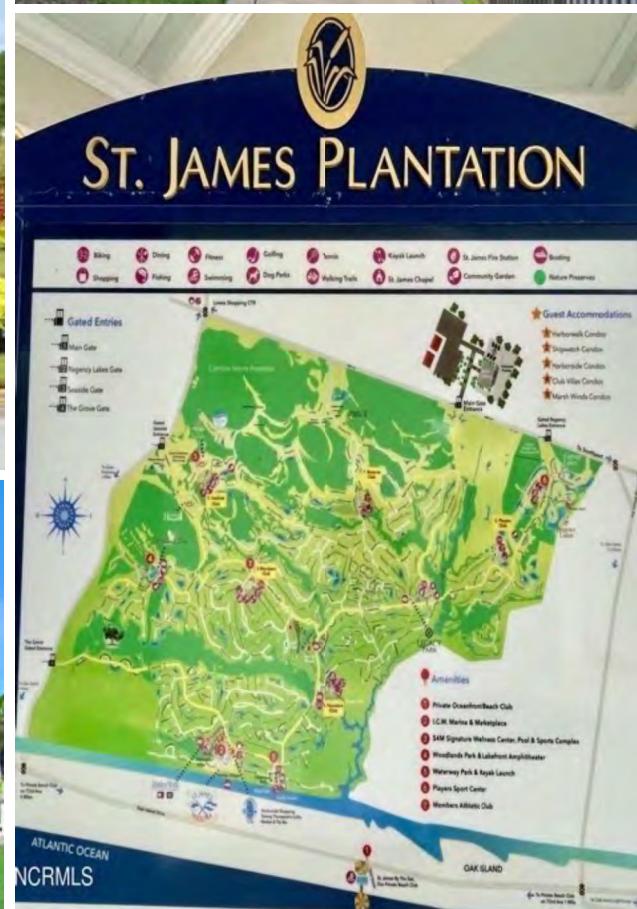
St. James Plantation

Southport, NC

Built on over 8 square miles of land, St. James is a coastal community that is developed into beautiful golf course-based municipality. We are responsible for maintaining over **80 miles of roadways** and common areas throughout the St. James POA, as well as several community sub-associations. We are also responsible for maintaining all municipal areas for the town of St. James.

Services Performed

Landscape Installation, Landscape Maintenance, Irrigation Installation, Irrigation Management, Turf Management, Pest Management, Mulch & Pine Straw



Reference Profile

Montevilla at Bartram Lakes

Jacksonville, FL

Montevilla at Bartram Park is a gated luxury villa community consisting of maintenance-free 160 residences, spanning over 250 acres.

Our team is responsible for weekly landscape maintenance, turf management, and shrub & plant care.

Services Performed

Landscape Installation, Landscape Maintenance, Irrigation Installation, Irrigation Management, Turf Management, Pest Management, Mulch & Pine Straw



PARKLAND PRESERVE CDD PROPOSAL

Safety & Training

Safety is our number one priority at Bland Landscaping. Without proper training, the landscape industry can be very dangerous to both our crews and the communities we service. This section outlines the internal steps we take to ensure our crews are able to safely and effectively produce top quality landscapes day in and day out.



Commitment to Safety

Safety is the singular most important focus at Bland Landscaping and is part of our company culture. Production schedules are designed to ensure the safety of our crews and pedestrians.

- On the jobsite, we place 'men working' signs in the areas where our crews are working. Cones are placed around all large vehicles when parked.
- Our company's safety policies exceed the expectations of OSHA and other regulatory agencies.
- All safety equipment is provided by the company including chaps, ear plugs, safety vests, and safety glasses.
- All employees are required to wear ANSI approved safety vests with high visibility reflective strips are always worn when on the jobsite.
- All our employees wear the required safety equipment while operating equipment or tools.
- Any piece of equipment that has an engine, the operator must be required to wear ear plugs and eye protection.
- Chaps are worn while operating a chain saw, long and short handle power pruning shears.
- Every time one of our truck and trailer rigs is parked the driver is required to chock the wheels regardless of where they are parked.
- Riding mowers and pickup trucks have permanent strobe lights that can be seen from up to a one mile away in a 360-degree field of visibility and are mounted to ensure visibility.



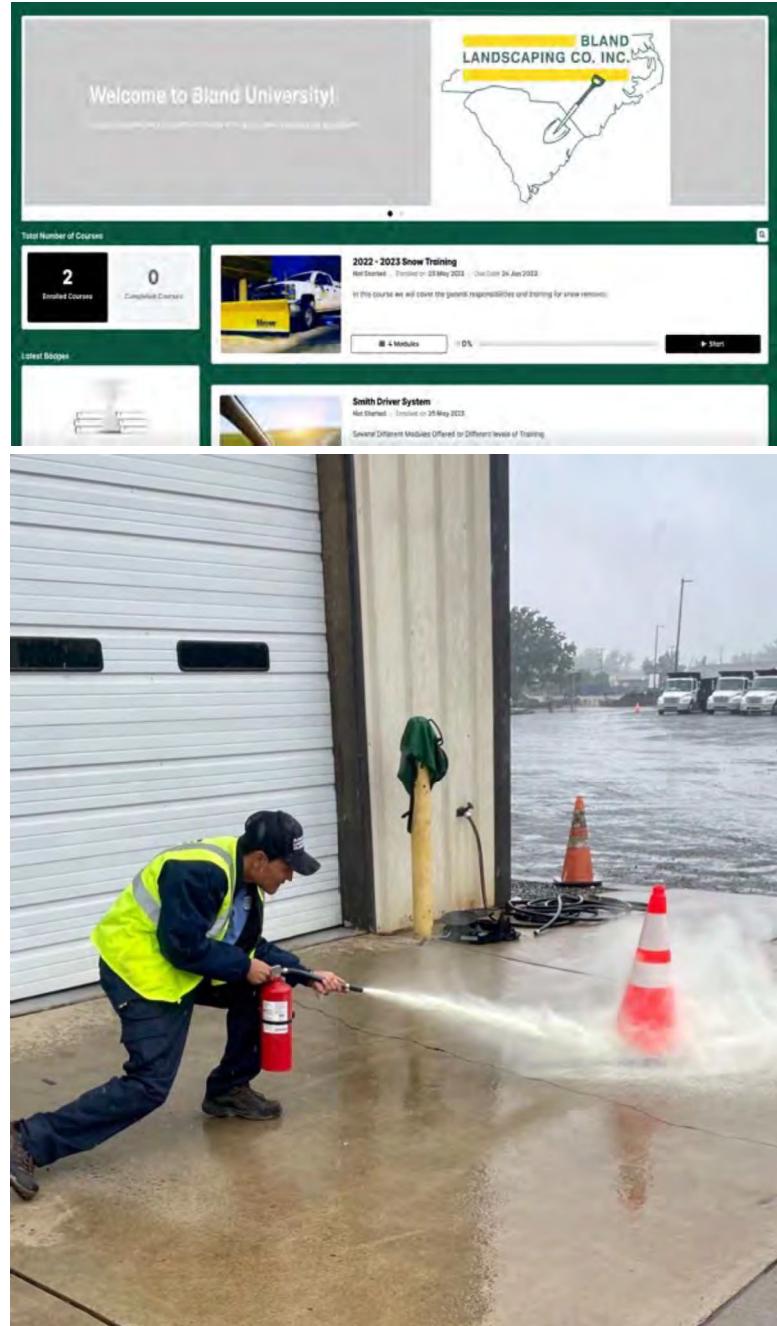
"Bland Landscaping
Annual Safety Day"



Training & Education

All employees have many opportunities to enhance their skills while being employed at Bland Landscaping. Our training model is as follows from the day a new employee is hired and further;

- A new employee must attend a half day orientation where they are trained on the safety and company policies. New drivers have their licenses checked for violations annually and must go through a driver training and a road test.
- Since 2012, all new hires are checked through **E-Verify** which is a national registry that will verify an employee's legal status instantly.
- All Foremen must complete their Foreman Training Modules within 6 months of employment. There are 20 total Foremen Training Modules which consist of technical information about our business. There is a written exam following each training module. Some examples of foreman modules are turf management techniques, annual flower bed installation and maintenance, irrigation system components, and employee relations.
- All foremen attend a weekly "Foremen School" where they are exposed to topics relevant to the current seasonal conditions.
- All production employees attend a weekly safety tailgate topic. Every week has a different topic, for example: proper lifting techniques, truck and trailer safety, working in hot conditions.
- Monthly, all employees attend a companywide training that varies depending on the season. This is also where we reward our crews for excellent quality and discuss areas that need improvement.



The image is a composite of two parts. The top part is a screenshot of a training website for 'Bland University'. It shows a map of South Carolina with a yellow line indicating the company's service area. The bottom part is a photograph of a worker in a high-visibility vest and cap, using a pressure washer to clean a concrete surface near a building.

License Information

Bland Landscaping has provided copies of all required state and local licenses necessary to operate in the State of Florida. These documents confirm our compliance with regulatory requirements and our qualifications to perform commercial landscape maintenance and related services within the District.

2025 Pest Control License



2025 Irrigation License Certificate

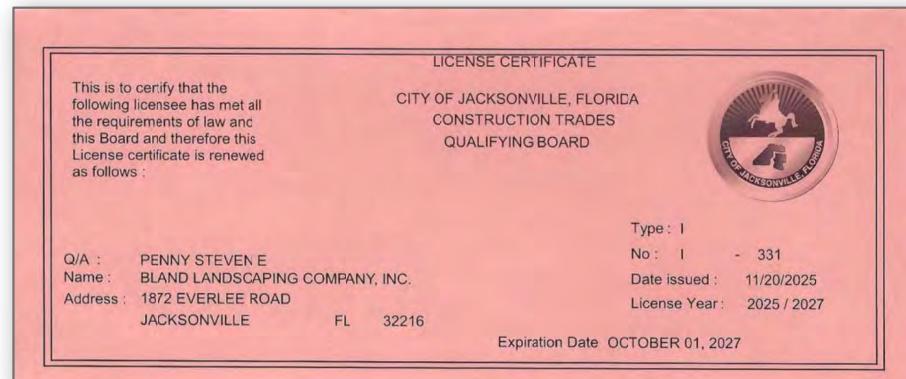


EXHIBIT 21

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

AMENITY FACILITY POLICIES

Revised 10/27/2025

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Part I. Amenity Facility Rates

In accordance with Chapter 190 of the Florida Statutes, on _____, 2020 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parkland Preserve Community Development District adopted the following policy to govern rates for the District's Amenities.

A. INTRODUCTION

This policy addresses various rates, fees, and charges associated with the Amenities.

B. DEFINITIONS

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Facility Policies of Parkland Preserve Community Development District, as amended from time to time.

C. ANNUAL USER FEE

For Non-Resident Patrons, the annual Non-Resident User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

D. RESERVATION RATES FOR OPEN AIR AMENITY CENTER

Any Patron wishing to have the exclusive use of any area within the amenity center must pay the appropriate fee and submit a security deposit in the amounts set forth in Table 1 below.

Table 1 - Reservation Rates for Amenity Center Areas¹

Area	Rental Fee	Deposit
Multi-Purpose Field	None	None
Covered Patio at Pool	\$25.00 / hour	\$100.00
Amenity Room Rental	\$25.00/hour	\$100.00

E. ACTIVITY AND PROGRAM RATES

Activity program prices charged on an activity-by-activity basis.

F. MISCELLANEOUS FEES

Miscellaneous fees are set forth in Table 2 below.

Table 2 - Miscellaneous fees

Item	Fee
<u>If applicable, Initial Access Cards/Keys upon registration for Patrons</u> (two per Patron household)	Free
<u>Replacement Access Cards/Keys if damaged lost or stolen (up to two per household)</u>	\$25.00 per access card/keys
Access Pin/Passcode (one per household)	Free
<u>If applicable, Additional Access Card/Keys (for additional cards/keys Patrons)</u>	\$25.00 per access card/keys
<u>If applicable, Replacement of Damaged, Lost, or Stolen Access Card or Key</u>	\$25.00 per access card/keys
Guests Staying on Property Fee for Amenity Center and Pool	Free
Guests not Staying staying on Property Fee for Amenity <u>Center and Pool</u>	\$10.00 per day per person

Insufficient Funds Fee (for submitting an insufficient funds check)	\$30.00
<u>Gate Access Pass for Patrons (two per household)</u>	<u>\$25.00 per card</u>
<u>Replacement/Additional Front Gate Access Pass</u>	<u>\$25.00 per card</u>
<u>Gate Access Pass for Non-Patrons</u>	<u>\$35.00 per card</u>

¹ Note: Must be a Resident of Parkland Preserve or a Non-Resident User that has met all Non-Resident User requirements and are current with the Non-Resident User Fee.

G. SPECIAL PROVISIONS

1. After-Hours Events

All rental fees are increased by \$25 for each hour past normal operating hours.

2. Homeowner's Association and Master Developer Meetings

Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Any events hosted by the Master Developer are permitted for free, subject to availability.

3. Additional Costs

The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

H. ADJUSTMENT OF RATES

Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 to reflect actual costs of operation of the Amenity Facilities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

I. PRIOR AMENITY POLICIES

The District's Amenity Facility Policies, as may be amended from time to time, govern all use of the Amenity Facilities.

J. SEVERABILITY

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

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2013)

Part II. Amenity Facility Policies

In accordance with Chapter 190 of the Florida Statutes, and on October 26, 2020 at a duly noticed public meeting, the Board of Supervisors of the Parkland Preserve Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby rescinded.

A. DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Access Card” – shall mean the identification card OR keys issued to Patrons.

“Access Pin” or “Passcode” – shall mean the 4-digit amenities access code issued to each household.

“Amenity Facility” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and may include, but not specifically be limited to, the District's amenity center, swimming pool, multi-purpose field, sport courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

“Amenity Facility Policies” or “Policies” – shall mean all policies of the District relative to the Amenities, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the District.

“District” – shall mean the Parkland Preserve Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together

with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenity Facilities, or invited and accompanied for the day by a Resident Patron or Non-Resident Patron to use the Amenity Facilities.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any Non-Resident that pays the Non-Resident User Fee.

“Non-Resident User Fee” – shall mean the base fee established by the District for the non-exclusive right to use the Amenity Facilities. The amount of the annual Non-Resident User Fee is set forth in the District’s Amenity Facility Policy and included in the CDD’s O&M expenses charged to each property owner.

“Patron” or “Patrons” shall mean Resident Patrons, and Non-Resident Patrons, ~~and Guests~~.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

“Resident Patron” – shall mean Residents and Renters.

B. AUTHORIZED USERS

1. Generally

Only Patrons and Guests, as set forth herein, have the right to use the Amenity Facilities.

6.2. RENTER’S PRIVILEGES

- a.** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the co-beneficial users of the Resident’s privileges to use the Amenity Facilities. However, the member/tenant must be present at all times during the event.

- b. ~~a.~~ A Renter who is designated as the co-beneficial user of the Resident's rights to use the Amenity Facilities shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
- c. ~~b.~~ Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- d. ~~c.~~ Renters shall be subject to all rules and policies as the Board may adopt from time to time.

13. Guests

Except as otherwise provided for herein, each Resident Patron or Non-Resident Patron who is at least nineteen years of age may bring a maximum of five guests to the Amenity Facilities, provided however that Guests must be accompanied by the Resident Patron when using the Amenity Facilities and provided however that the Resident Patron will be responsible for any harm caused by the Resident Patron's Guest while using the Amenity Facilities. For clarification purposes, the preceding sentence shall be construed to place a five Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Resident Patron Family consisting of four people cannot bring up to five Guests each for a total of twenty Guests, but instead can only bring a total of five Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

24. Registration / Disclaimer

In order to use the Amenity Facilities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as **Attachment A**, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Attachment B**.

All persons using the Amenity Facilities do so at their own risk and agree to abide by the policies for the use of the Amenity Facilities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenity Facilities or from the acts, omissions, or negligence of other persons using the Amenity Facilities. Patrons are responsible for their actions and those of their Guests.

DC. ACCESS CARDS OR KEYS

1. Use of Access Cards, Keys, or Passcodes

Patrons in Parkland Preserve are assigned a 4-digit passcode and can use their Access code to gain access to the Amenity Facilities. Upon arrival at the amenity center, Patrons will enter their access code or in the pin code reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an access code to another person to allow him or her to use the Amenity Facilities. If at any time a key fob or key card system is enacted, cards or fobs would be used at the card reader.

2. Issuance of Access Cards, Keys, or Passcodes

Each Patron will be given a household Passcode upon completion of registration with the District. For Families, each Patron may obtain additional passcodes for any member of a Patron's Family who is an adult over the age of nineteen (19) years of age and eligible to use the Amenity Facilities, with a maximum of (4) passcodes per household, and subject to payment of any applicable fees.

3. Non-Transferable

Access codes are non-transferable except in accordance with the District's rules and policies.

4. Lost or Stolen Cards, Keys, or Passcodes

All lost passcodes need to be reported immediately to the District. If applicable, fees may apply to replace any lost or stolen cards or keys.

5. Gate Access Pass

The Parkland Preserve Community Development District has gated access at the front of the community. As a local unit of special purpose government established under Chapter 190, Florida Statutes, the District's roadways are public improvements, and access will be granted to any member of the public seeking to pass through the gate. Nevertheless, to expedite entry through the gate, the District shall distribute Gate Access Cards pursuant to the terms and conditions contained herein. The Gate Access Cards will be made available to all persons who request them, including Non-Residents who have not paid the Annual User Fee, provided the person requesting the Gate Access Card pays the applicable fee established by these Rules.

ED. FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenity Facilities:

1. Patrons Only

Unless Directed by the District, only Patrons may reserve the portions of the Amenity Facilities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenity Facilities for any particular reservation.

2. Rental of Amenity Facilities:

The following Amenity Facilities are available for rental:

- a. Amenity center;
- b. Outdoor covered patio areas by the pool.

3. Payment & Registration

At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to the District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District at least three weeks prior to the event date. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

4. Rates and Deposits

The rental rates and deposits for use of the Amenity Facilities are as set forth in the District's Amenity Facilities Policy. To receive the full refund of the deposit within 10 days after the party, the renter must:

- a. Remove all garbage, place in dumpster, and replace garbage liners;
- b. Take down all decorations or event displays; and otherwise clean the rented Amenity Facilities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. Computation of Rental Time

The rental time period is inclusive of set-up and clean-up time.

6. Duration of Events

Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, unless previously authorized by the District. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

7. Available Hours

The Amenity Facilities may be rented for parties and events during normal operating hours. All events inside the amenity center must conclude and be cleaned up by 11pm.

8. Capacity

The amenity center capacity limit shall not be exceeded at any time for a party or event.

9. Noise

The volume of live or recorded music must not violate applicable St. John's County

noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

10. Insurance

Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors are to be named on these policies as an additional insured party.

11. Cancellation

If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than ~~thirty days~~one week prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 1 week prior to the event only the 100% of the security deposit will be returned.

FE. COMMUNITY PROGRAMMING

1. Resources

The District may offer from time to time a variety of programs and activities designed to meet the needs and enjoyment of community members of all ages, interests, and skill levels. If a program or activity is offered, its format will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via a community bulletin board, District website, or homeowner's association community website.

2. Patrons and Guests Only

Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

3 . Registration

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.

4. Programs and Activities

All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted as directed by the Board. A schedule of activities for the Amenity Facilities will be posted in each area and updated.

5. Cancellation by the District

The District will notify Patrons if there is a need to change or cancel a program. If a program is cancelled by the District, Patrons will be issued a refund or credit on their account.

6. Refunds

Program refunds and credit may be granted on a case-by-case basis. Refunds and credits after the program registration deadline, "no shows", or after a program begins may not be approved.

GF. GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all rules and policies of the District.

1. Emergencies

After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at [321-263-0132](tel:321-263-0132)[904-747-0181](tel:904-747-0181).

2. Hours of Operation

All hours of operation of the Amenities will be established and published by the District. The amenity center will be open year-round. The [hours of operation for the Amenity Center are from 7:00 a.m. to 12:00 a.m. The hours of operation for the fitness center at the Amenity Center are from 4:00 a.m. to 12:00 a.m.](#) The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenity Facilities.

3. Additional Guidelines

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenity Facilities generally:

- a. *Registration and Access Passcode.*** All Patrons must register before getting access to the amenity center and use their assigned key pad code upon entering the amenity center. Cards and codes are only to be used by the Patron to whom they are issued.
- b. *Guests.*** Guests must be accompanied by a Patron while using the Amenity [facilities.](#)

Facilities.

- c. Minors.** Except as otherwise stated herein, children under eighteen (18) years of age must be accompanied by an adult aged eighteen (18) or older.
- d. Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenity Facilities. Bathing suits and wet feet are not allowed indoors with the exception of the restroom areas.
- e. Food and Drink.** Food and drink will be limited to designated areas only.

- f. *Alcohol.*** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenity Facilities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenity Facilities.
- g. *No Smoking.*** Smoking is not permitted inside any building, or enclosed or fenced area, including but not limited to the amenity center, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptacles.
- h. *Pets.*** With the exception of service animals, pets are not permitted in the amenity center or pool area. Home Owners and their guests' dogs are permitted in the dog park. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
- i. *Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenity Facilities within the District unless they are owned by the District.
- j. *Skateboards, Etc.*** Bicycles, skateboards, rollerblades and other similar use is limited to designated outdoor areas only.
- k. *Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas.
- l. *Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenity Facilities.
- m. *Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- n. *Profanity.*** Loud, profane, or abusive language is prohibited.

- o. Horseplay.* Disorderly conduct and horseplay are prohibited.
- p. Equipment.* All equipment and supplies provided for use of the Amenity Facilities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenity Facilities or a piece of equipment is in need of cleaning or maintenance.

- q. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenity Facilities clean at all times.
- r. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenity Facilities property unless approved in writing by the District.
- s. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- t. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
- u. **Surveillance.** Various areas of all Amenity Facilities may be under twenty-four (24) hour video surveillance.
- v. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required. Bounce houses with water features are prohibited.
- w. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the amenity center. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the amenity center.
- x. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.
- y. Children under the age of 1918 must be supervised by an adult (over 1918 years of age) when anywhere on the Amenity Center grounds. Anyone under the age of 1918 must be accompanied by Parent or Legal Guardian when in the exercise room.

4. Pool Area

The following policies apply to the District's pool:

- a. **Swim at Your Own Risk.** The pool areas are not supervised during operating hours.
- b. **Operating Hours.** The pool is open from dawn to dusk. No one is permitted in the pool at any other time unless a specific event is scheduled.
- c. **Supervision of Children.** Children 18 years and younger must be accompanied by an adult at least 19 years of age at all times for usage of the pool.
- d. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, or skate boards are permitted on the pool deck.
- e. **Food and Drink.** Alcoholic beverages are not permitted. Food is not permitted, except for special events, reservation events, and at the tables near the amenity center. Glass containers or breakable objects of any kind are not permitted in the pool area or restrooms. Notwithstanding any of the foregoing, no food or beverages are ever permitted in the pool or on the pool wet deck area, and instead when permitted, food and beverages must be kept only in designated areas.
- f. **Horseplay.** No jumping, pushing, running, or other horseplay is allowed in the pool or on the pool deck area.
- g. **Diving.** Diving is strictly prohibited at the pool.
- h. **Noise.** Except at approved events, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.
- i. **Aquatic Toys and Recreational Equipment.** Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
- j. **Entrances.** Pool entrances must be kept clear at all times.
- k. **Railings.** No swinging on ladders, fences, or railings is allowed.
- l. **Pool Furniture.** Pool furniture is not to be removed from the pool area and returned after use.

- m. Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- n. Pets.** Pets, with the exception of service animals, are not permitted on the pool deck area inside the pool gates at any time.
- o. Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- p. Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- q. Swim Diapers.** Parents/grandparents should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
- r. Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- s. Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- t. Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- u. Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
- v. Swim Instruction.** Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
- w. All guests under the age of 1918 are permitted to use the pool only between the hours of 8:00 a.m. to 10:00 a.m. and 2:00 p.m. – ~~6:00 p.m. Monday through Friday; Saturday and Sunday~~4:00 p.m. daily with adult (over 1918 years of age) supervision. All other pool hours are to be adult only (over 1918 years of age). **Swimmers must be courteous and allow lap swims to utilize the lap lane.****

5. Event Lawn, Patio, Picnic Areas, and Outdoor Areas

The following policies apply to the event lawn, patio, and other outdoor areas:

- a. **First Come Basis.** The pool side cabanas are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
- b. **Vehicles.** No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted.
- c. **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
- d. **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
- e. **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.
- f. **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event, or rental.
- g. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

6. Lake or Pond Areas

The lakes and ponds throughout the community are not designed for swimming or boating, but may be used by Patrons and Guests for fishing as set forth herein. We ask that you respect your fellow landowners and access the ponds through the proper access points and not trespass upon a resident's property. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch, so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

- a. Please be respectful of the privacy of the residents living near the ponds.
- b. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish, walk or ride bicycles to the ponds.
- c. Do not leave fishing poles, lines, equipment, or bait unattended. Do not leave any litter. Fishing line is hazardous to wildlife.
- d. Do not feed the wildlife anything, ever.

- e. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
- f. Swimming is prohibited in all ponds on District property.

- g. No watercrafts of any kind are allowed in any of the ponds on District property.
- h. Licensing requirements from other governmental agencies may apply. Check the regulations.

7. Sport courts and Dog Park

The community provides areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

- a. Patrons and Guests may use the sports courts at their own risk.
- b. Adult supervision eighteen years (18) and older is required for children. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
- c. Proper footwear is required and no loose clothing especially with strings should be worn.
- d. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- e. No food, drinks, or gum are permitted on the sports courts.
- f. No pets of any kind are permitted at the sports courts.
- g. No glass containers are permitted at the sports courts.
- h. No jumping off from any climbing bar or platform.
- i. Profanity, rough-housing, and disruptive behavior are prohibited.
- j. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
- k. The Dog Park is only for member/tenants and their guests

8. Amenity Facility Rentals

- a. Members/Tenants reserving the Clubhouse must be at least 55 years of age.
- b. The Member/Tenant reserving the clubroom must be present throughout the entire event.
- c. The Members/Tenants MAY NOT reserve the use of the pool, exercise room, or recreation areas.
- d. Organizations are not permitted to rent the clubroom.
- e. The Member/Tenant is responsible for clean up after use of the clubroom
 - Remove all decorations
 - Not adjust the air conditioning temperature
 - ~~Vacuum~~ Vacuum carpeted areas (Member/tenant must provide vacuum)
 - Mop non carpeted areas (Member/tenant must provide mop and

floor cleaner)

- ~~WideWipe~~ down all surfaces (Member/tenant must provide cleaning products and materials)
- Remove all trash (Member/tenant must provide trash bags and take trash bags with them).

f. Disregard for any Amenity Center rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges.

H. PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

H. USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other

person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other

proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees. For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

I. SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

K. SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

L. AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

Part III. Amenities Disciplinary Policy

Law Implemented: ss. 190.011, Fla. Stat. (2013) Effective Date:

In accordance with Chapters 190 and 120 of the Florida Statutes, and on at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parkland Preserve Community Development District adopted the following policies to govern disciplinary matters at the District's amenities.

A. INTRODUCTION

This policy addresses disciplinary measures governing the use of the amenities owned and managed by the Parkland Preserve Community Development District.

B. GENERAL POLICY

All persons using the District's amenities are responsible for compliance with, and shall comply with, the policies established for the safe operations of the District's amenities.

C. SUSPENSION OF RIGHTS

The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

- a. Submits false information on any application for use of the amenities;
- b. Permits the unauthorized use of an amenity pass;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool;
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or **guests**.

guest

D. AUTHORITY OF AMENITIES MANAGER

The Amenities Manager or their designee has the ability to remove any person from one or all amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the amenities for a period not to exceed ~~seven days~~ the time until the next board meeting.

Parkland Preserve

Community Development District

CLUBROOM APPLICATION

COMMUNITY EVENTS TAKE PRECEDENCE OVER PRIVATE EVENTS

Name: _____ TELE: _____

ADDRESS: _____ EMAIL: _____

EVENT: _____

DATE OF EVENT: _____ # OF GUESTS-ADULTS: _____ CHILDREN: _____

Please submit 2 (TWO) checks:

\$50.00 Room Rental Fee (refundable if event cancelled at least one week prior to event)

\$100.00 Fully refundable cleaning deposit

Checks will be held until 1 (ONE) day after Event. Rental fee will then be deposited, and Cleaning deposit check voided and returned if room is left clean and undamaged.

Please attach a copy of Driver's License to application.

I have read the Amenity Center Policies and agree to abide by them. I understand that I am personally liable for any damage done by myself or any of my guests or invitees.

~~z-eonature~~
Signature

~~Pfleett-Nitre~~

[Print Name](#)

APPROVED BY
Association Representative

Date

For Submissions, questions & concerns:
Cindy Chapman-Amenity Manager, Jarrod Vaughn
cchaoman@alliancerm.biz jvaughn@vestapropertyservices.com
904-429-7624 904-747-0181

ATTACHMENT B - Consent and Waiver Agreement

Parkland Preserve Community Development District Consent and Waiver Agreement

Thank you for using the Parkland Preserve Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things an amenity center, swimming pool, sport courts, playground, multi- purpose field, and walking trails and to participation in any of the District's many community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's Amenity Facility Policy, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged, or sponsored by the District, its contractors, or third parties authorized by the District.

In consideration of a Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

Acknowledgement of Participation

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities.

Acknowledgement of Health

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the activities.

Role of the District

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

Assumption of Risk

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

Waiver and Indemnification

As stated in the District's policies, any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, including Participant, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person, including Participant, shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

Sovereign Immunity

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Emergency Transportation and Care

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

District Policies

Participant agrees to read and comply with the written policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

Insurance Coverage

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

Binding Effect

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and

capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

Miscellaneous Provisions

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. 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. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Polk County, Florida.

[CONTINUED ON FOLLOWING PAGE]

I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS AGREEMENT. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT, AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT FREELY AND VOLUNTARILY, AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW.

<u>If Participant is 18 years of age or older</u>	
<u>Participant Name</u>	
<u>Signature</u>	
<u>Date</u>	
<u>Address</u>	
<u>Phone</u>	
<u>If Participant is 18 years of age or older</u>	

Participant Name:

Signature:

Date:

Address:

Phone:

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 10/16/2025 3:08:05 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Original Amenity Facility Policies - Parkland Preserve.docx	
Modified DMS: nd://4933-6265-6371/2/Amenity Facility Policies (2025) - Parkland Preserve.docx	
Changes:	
<u>Add</u>	122
<u>Delete</u>	140
<u>Move From</u>	0
<u>Move To</u>	0
<u>Table Insert</u>	5
<u>Table Delete</u>	2
<u>Table moves to</u>	0
<u>Table moves from</u>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	269

EXHIBIT 22

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING REVISED
AMENITY RULES AND RATES; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, 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, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District previously adopted a resolution adopting amenity rules and rates, which included amenity enforcement provisions (“Prior Amenity Rules and Rates”); and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the revised amenity rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Revised Amenity Rules and Rates”); and

WHEREAS, the Board finds that the Revised Amenity Rules and Rates outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Revised Amenity Rules and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Revised Amenity Rules and Rates shall replace the Prior Amenity Rules and Rates imposed by the District and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of January 2026.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Amenity Rules and Rates

EXHIBIT A