



***PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Monday  
February 23, 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

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

Board of Supervisors  
**Parkland Preserve**  
**Community Development District**

Dear Board Members:

The Meeting of the Board of Supervisors of the Parkland Preserve Community Development District is scheduled for **Monday, February 23, 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](mailto:dharden@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Dana Harden*  
District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, February 23, 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

*To be  
Distributed*

B. Charles Aquatics Service Report (January 29)

[Exhibit 1](#)

C. Bland Landscaping Co.

**V. Staff Reports**

A. District Manager

➤ Meeting Matrix

[Exhibit 2](#)

➤ Quorum Check: March 23, 2026 at 4:30 p.m.

Alfred Myslicki	<b>In Person</b>	<b>Remote</b>	<b>No</b>
Clare Olson	<b>In Person</b>	<b>Remote</b>	<b>No</b>
Kimberly Inman	<b>In Person</b>	<b>Remote</b>	<b>No</b>
James Mack	<b>In Person</b>	<b>Remote</b>	<b>No</b>
David Gurrie	<b>In Person</b>	<b>Remote</b>	<b>No</b>

B. District Counsel

C. District Engineer

- Summary of Drainage Repairs at 84 Spotted Owl

[Exhibit 3](#)

## **VI. Supervisors Requests**

## **VII. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 26, 2026

[Exhibit 4](#)

B. Consideration for Acceptance – The January 2026 Unaudited Financial Report

[Exhibit 5](#)

## **VIII. Business Matters**

A. Consideration of Sidewalk Pressure Washing Proposals

- Amenity Management Group - \$2,324.00

[Exhibit 6](#)

- Five Star Pressure Washing - \$4,300.00

[Exhibit 7](#)

- Hydro Kleen Pressure Washing - \$2,633.52

[Exhibit 8](#)

## **IX. Discussion Topics**

A. Gate Opening During the Day – *Tabled from previous meeting*

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

## **XI. Adjournment**

# EXHIBIT 1



6869 Phillips Parkway Drive South  
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

## Service Report

**Date:** Jan 29, 2026

**Biologist:** Mike Liddell

**Client:** Parkland Preserve

**Waterways:** 6 ponds

**Pond 1:** Applied algaecide to pond, minor growth 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:** Pond in good condition, vegetation is decaying.



**Pond 5:** Pond in good condition.



**Pond 6:** Vegetation is decaying around pond edge.





# EXHIBIT 2

## PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

*February 23, 2026*

*Next  
Regular  
Meeting:  
03/23*

### ***Presentations***

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

- Meeting Minutes
  - 1/26/2026 Regular Meeting
- Unaudited Financials
  - January 2026

### ***Business Items***

- TBD

### ***Discussions***

- FY2026 Budget

### ***Staff Reports***

- District Manager
  - Meeting Matrix
- District Counsel
  - TBD
- District Engineer
  - *TBD*
- Amenity Manager

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

March 23, 2026	Next Regular Meeting 4/27	<p><i><b>Presentations</b></i></p> <p><i><b>Consent Agenda Items</b></i></p> <ul style="list-style-type: none"><li>• Meeting Minutes<ul style="list-style-type: none"><li>○ 02/23/2026 Regular Meeting</li></ul></li><li>• Unaudited Financials<ul style="list-style-type: none"><li>○ February 2026</li></ul></li></ul> <p><i><b>Business Items</b></i></p> <ul style="list-style-type: none"><li>• TBD</li></ul> <p><i><b>Discussions</b></i></p> <ul style="list-style-type: none"><li>• TBD</li></ul> <p><i><b>Staff Reports</b></i></p> <ul style="list-style-type: none"><li>• District Manager<ul style="list-style-type: none"><li>○ Meeting Matrix</li></ul></li><li>• District Counsel<ul style="list-style-type: none"><li>○ TBD</li></ul></li><li>• District Engineer</li><li>• Amenity Manager</li></ul>	

## PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

*April 27, 2026*

*Regular  
Meeting:  
06/22*

***Presentations***

***Consent Agenda Items***

- Meeting Minutes
  - 3/23/2026 Regular Meeting
- Unaudited Financials
  - January 2026

***Business Items***

- TBD

***Discussions***

- TBD

***Staff Reports***

- District Manager
  - Meeting Matrix
- District Counsel
  - TBD
- District Engineer
- Amenity Manager.

## 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 3



February 16, 2026

Dana Harden, LCAM, AMS, PCAM  
District Manager  
Parkland Preserve Community Development District  
c/o: Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

**Re: Drainage Repairs at 84 Spotted Owl**

Ms. Harden:

We are writing to provide an update and our professional assessment regarding the recent repair work conducted on the storm structure located at 84 Spotted Owl Lane within the Parkland Preserve CDD.

In late 2025, it was observed that soil was infiltrating into the storm inlet at this location, causing loss of soil directly behind the structure up to and underneath the FPL transformer, which sits outside of the CDD Right of Way in an FPL easement. In response, at the January 2026 Board Meeting, the CDD authorized JaxDirtWorks to execute the necessary excavation and repair work. Kimley-Horn was onsite to observe and monitor the repair process.

On Tuesday, February 10, 2026, during the excavation process, two primary issues were identified:

1. A gap in the concrete structure where the riser met the top slab of the storm inlet. The contractor noted that it appeared there was originally a seal of mud between the section, but the gap was likely caused by the top slab shifting slightly during the original construction. It is the opinion of JaxDirtWorks that a shift of that nature would be caused by heavy machinery and so likely occurred during the original construction of the roadway. However, the gap was not noticeable until the soil intrusion began.
2. Cracks in the private drainage system pipes at the tie-in point to the storm system. These cracks resulted from the pipes being bent harshly during installation by a subcontractor of DR Horton after the home was completed.

Based on our observations, input from JaxDirtWorks, and photographic evidence provided by residents, Kimley-Horn believes the primary source of soil intrusion was the gap in the

concrete structure rather than the cracked private drainpipes. While the gap was likely preexisting, we believe the gap only became problematic when the private drainage system installation disturbed the surrounding soil.

The following repairs were conducted by JaxDirtWorks:

- Replaced the cracked section of the private drainage pipes, taped all joints, and wrapped them in filter fabric.
- Retaped the connection between the private drain pipe and original underdrain stub.
- Added a new cap to the underdrain stub on the opposite side of the structure to ensure no damage would occur when everything was backfilled.
- Sealed the gap in the concrete structure with brick and waterproof mortar. Also used the mortar to reseal the entire interior top section of the structure.
- For an added layer of protection, contractor wrapped the new plastic pipes and the repaired storm inlet in filter fabric. This step was an additional precaution to further separate any soil from the drainage systems.
- Conducted a video inspection using a camera on all three legs of the private drain line within the CDD-owned property and FPL easement to ensure no additional cracks. Kimley-Horn observed these videos and retains records if further review is required.

On Thursday, February 12, JaxDirtWorks plugged the storm line crossing the street, removed all water and soil from the pipes, cleaned the pipe run, and conducted further video inspection. The inspection showed no damage to the RCP pipe crossing the road.

On Friday, February 13, Kimley-Horn observed the repair of the ground beneath the FPL transformer and the final completion of the work by JaxDirtWorks. FPL raised the transformer and concrete pad. JaxDirtWorks added soil beneath and compacted it, as would be typical for a new transformer installation. FPL reviewed and approved the elevation, compaction, and leveling work. The transformer was then reinstated in its original position and elevation.

JaxDirtWorks then backfilled the remaining disturbed area with fill, compacted, and sodded all disturbed areas.

It should be noted that no heavy machinery was used in the excavation, repair, or backfilling of the work area. DirtWorks hand dug all excavation and backfilled by hand. A small compactor pushed by hand was used for compaction. FPL utilized a boom crane attached to their truck to lift the transformer; however, the FPL truck stayed on the paved surface and was anchored in such a way that is acceptable for use on a local road.



Based on our observations and the thorough repair work performed, it is our professional opinion that the repairs have been completed as contracted. All storm components within the CDD-owned right of way have been repaired and sealed, preventing any further soil intrusion.

Attached are photographs documenting the observed conditions and the various stages of the repair process for your review.

Thank you for the opportunity to serve Parkland Preserve. Please do not hesitate to contact us if you have any further questions or need additional information.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Christopher Reuther, PE  
Associate

cc: William J. Schilling, Jr., PE

*Attachments: Various images*



*Figure 1 Photo taken from outside of structure showing gap through top section. Contractor is shining flashlight from inside of structure*



*Figure 2 Photos of private drain pipes cracked from over bending when installed by DRH landscape contractor*





Figure 3 New solid cap added to underdrain stub on east side of structure. No damage present. Contractor wanted to put new cap to ensure proper seal.



Figure 4 (Left) New solid wall plastic pipe installed to replace removed damaged pipe. All pipes pictured are part of private drainage system. Pipes and joints were subsequently wrapped in filter cloth as added layer of protection. (Right) Connection between underdrain stub (installed by Junior Davis as part of original construction) and the 6" solid green pipe (installed by DR Horton Landscape Contractor). Connection was excavated, examined, and additional sealing tap added to ensure solid connection.





Figure 5 Completion of filling and mudding outside of structure at gap.



Figure 6 Wrapping repaired area in filter fabric prior to backfill





Figure 7 Image from inside structure where gap was repaired with waterproof mortar



Figure 8 (Left) mud work around underdrain stub. Not required but performed by contractor for additional sealing. (Right) structure with wate and soil removed while plug was still in place. Note that pipe seen will normally be submerged as designed.





Figure 9 Completion of grading and compaction after FPL transformer was reset



Figure 10 Completion of sodding. Work complete

# EXHIBIT 4

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community  
5 Development District was held on Monday, January 26, 2026 at 4:30 p.m. at Parkland Preserve Amenity  
6 Center, 835 Parkland Trail, St. Augustine, FL 32095.

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

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

9 Present and constituting a quorum were:

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

15 Also present were:

16 Dana Harden	District Manager, Vesta District Services
17 Jarrod Vaughn <i>(via phone)</i>	Vesta Property Services
18 Ken Thomas	Vesta Property Services
19 Ron Zastrocky	Vesta Property Services
20 Bennett Davenport	District Counsel, Kutak Rock
21 Chris Reuther	District Engineer, Kimley-Horn
22 Brian Stephens	Yardnique
23 Emily McKoy	Yardnique
24 Kris Durfee	Green Earth Pest Control & Lawn Maintenance
25 Sam Passafiume	Bland Landscaping

26 *The following is a summary of the discussions and actions taken at the January 26, 2026 Parkland Preserve*  
27 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
28 *request.*

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

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

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

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

40 There were no comments from any audience members.

41 **FOURTH ORDER OF BUSINESS – Vendor Reports**

42 A. Exhibit 1: Vesta Property Services Amenity Manager Report



The Board discussed and expressed support for resuming with food trucks on the property. Ms. Harden additionally reminded the community to let Mr. Vaughn know if any temporary parking situation was to occur, such as family members visiting overnight.

B. Exhibit 2: Charles Aquatics Service Reports (October 31, November 21, December 9)

C. GreenEarth Landscaping

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

A. District Manager

➤ Exhibit 3: Completion of FY 2025 Goals and Objectives

➤ Exhibit 4: Meeting Matrix

➤ Quorum Check: February 23, 2026, at 4:30 p.m.

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

B. District Counsel

Mr. Davenport noted that Junior Davis had been notified of the CDD invoking the right to mediation. Mr. Davenport stated that a hard date had not yet been set due to the holidays, and that he anticipated subcontractors being present at the mediation, adding that their hired expert witness had also requested for Counsel and the District Engineer to set up for all of the underdrains to be located. Mr. Davenport stated that they could also discuss sending a Board member to attend the mediation once the date was set.

➤ Exhibit 5: Discussion of **Resolution 2018-21**, Disbursement of Funds

Mr. Davenport provided an overview of the adopted resolution, explaining the types of continuing and emergency expenditures that could be handled without needing to come before the Board at a monthly meeting for a vote.

C. District Engineer

In response to questions from the Board regarding lightning issues at the gate, Mr. Reuther recommended deferring to the maintenance company to see if they had any opinions on rods or other means to deter lightning, noting that lightning strikes seemed to be a common issue for gated communities.

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

The Board requested for the District Manager to reach out to FPL for the removal of streetlight shades, following resident complaints about lighting in the area being too dim. Comments were additionally heard regarding suggested changes to the five year plan, and Ms. Harden requested that Board members send these suggestions to her.

Ms. Olson acknowledged questions regarding funds that had been spent at Supervisors' requests during 2025 and how these had been disbursed, and provided an overview list of the expenditures at her request, including: Christmas wreaths for the front gate area in the amount of \$119.98; Christmas garland wreath and ribbon at the front area in the amount of \$306.50; a step stool in the amount of \$39.99; and pool railing covers in the amount of \$127.17. Ms. Olson stated that she had not been aware that Supervisors could not ask for things without the Board approval and that she would not do these requests again, though noted that none of the expenses exceeded Vesta's

83 spending authorization limit. Discussion ensued regarding spending authorizations for small supply  
84 expenditures and maintenance items.

85 On a MOTION by Mr. Gurrie, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board approved  
86 the ratification of expenses made by the Vice Chair for Christmas items, for the Parkland Preserve  
87 Community Development District.

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

- 89 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
90 Meeting Held October 27, 2025
- 91 B. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Workshop  
92 Meeting Held December 8, 2025
- 93 C. Exhibit 8: Consideration for Acceptance – The October 2025 Unaudited Financial Report
- 94 D. Exhibit 9: Consideration for Acceptance – The November 2025 Unaudited Financial Report
- 95 E. Exhibit 10: Consideration for Acceptance – The December 2025 Unaudited Financial Report
- 96 F. Exhibit 11: Ratification of Integrated Access Solutions Estimate #2702 – Barcode Scanner  
97 Installation - \$4,305.00

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

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

- 101 A. Exhibit 12: Presentation and Acceptance of LLS Tax Solutions 2025 Arbitrage Report – Bond  
102 Series 2019A & 2019B

103 On a MOTION by Ms. Inman, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board accepted  
104 the LLS Tax Solutions 2025 Arbitrage Report, for bond series 2019A and 2019B, as presented, for the  
105 Parkland Preserve Community Development District.

- 106 B. Exhibit 13: Consideration and Approval of LLS Tax Solutions Proposal for Arbitrage Services  
107 through FY 2027 - \$650.00 per year

108 On a MOTION by Mr. Myslicki, SECONDED by Mr. Gurrie, WITH ALL IN FAVOR, the Board approved  
109 the LLS Tax Solutions Proposal for Arbitrage Services through FY 2027, in the amount of \$650.00 per  
110 year, for the Parkland Preserve Community Development District.

- 111 C. Exhibit 14: Consideration and Approval of GreenEarth Irrigation Repair on Dovetail Proposal -  
112 \$1,280.00

113 This item was tabled, pending a competing proposal from Bland Landscaping.

- 114 D. Consideration of Drainage Depression Proposals

115 Mr. Reuther provided an overview of the proposals, explaining that G&B Underground Utilities  
116 and Dirtworks both had similar scopes of work to plug the pipe and vacuum out all the soil clogging  
117 the system, whereas D Armstrong Contracting's quote was more to explore and diagnose the issue,  
118 and provide a fix on the spot if the solution was simple and did not require extra labor. Mr. Reuther  
119 acknowledged that the Board could go with the D Armstrong bid and its lower price, but noted that

120 this had the likelihood of prolonging the process with proposals for additional work if more  
121 complex fixes were required.

- 122 ➤ Exhibit 15: D Armstrong Contracting LLC - \$4,950.00
- 123 ➤ Exhibit 16: G&B Underground Utilities LLC - \$25,750.00
- 124 ➤ Exhibit 17: Dirtworks - \$18,760.91

125 On a MOTION by Ms. Inman, SECONDED by Mr. Gurrie, WITH ALL IN FAVOR, the Board approved  
126 the Dirtworks drainage depression repair proposal, in the amount of \$18,760.91, for the Parkland Preserve  
127 Community Development District.

128 E. Consideration of Landscape Services Proposals

- 129 ➤ Exhibit 18: Yardnique

130 Mr. Stephens and Ms. McKoy presented on behalf of Yardnique and fielded questions from  
131 the Board regarding permanent and seasonal staffing.

- 132 ➤ Exhibit 19: GreenEarth

133 Mr. Durfee presented on behalf of Green Earth Pest Control & Lawn Maintenance, the  
134 District's current vendor. Mr. Durfee discussed staffing, fence line maintenance, and  
135 current workloads with the Board.

- 136 ➤ Exhibit 20: Bland Landscaping Co.

137 Mr. Passafiume presented on behalf of Bland Landscaping Co., and fielded questions from  
138 the Board regarding the company's staff workforce and experience in the St. Augustine  
139 area.

140 Following the presentations from each vendor, Ms. Harden provided an overview of the scoring  
141 sheet categories for evaluating the proposals, and noted that the CDD's budget for landscaping  
142 maintenance was \$65,000, with an additional \$6,064 for replenishment.

143 Ms. Harden collected the scoring sheets from the members of the Board, and Bland Landscaping  
144 scored a total of 374 points, followed by Green Earth with 338 points, and Yardnique with 330  
145 points.

146 On a MOTION by Mr. Mack, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board approved  
147 awarding the landscape services agreement to Bland Landscaping Co., accepting the rankings of proposals,  
148 and authorizing District Counsel to send a notice of termination to the current landscape vendor, for the  
149 Parkland Preserve Community Development District.

150 F. Amenity Rules Public Hearing

151 On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved  
152 recessing the regular meeting for the purpose of holding the Amenity Rules Public Hearing, for the Parkland  
153 Preserve Community Development District.

154 *(The Board recessed the meeting at 6:35 p.m.)*

- 155 ➤ Open the Public Hearing

On a MOTION by Mr. Mack, SECONDED by Mr. Gurrie, WITH ALL IN FAVOR, the Board approved opening the Amenity Rules Public Hearing, for the Parkland Preserve Community Development District.

➤ Exhibit 21: Presentation of Revised Amenity Rules

➤ Public Comments

There being none, the next item followed.

➤ Close the Public Hearing

On a MOTION by Mr. Gurrie, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved closing the Amenity Rules Public Hearing, for the Parkland Preserve Community Development District.

On a MOTION by Mr. Mack, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved reconvening the regular meeting for the Parkland Preserve Community Development District.

*(The Board reconvened the regular meeting at 6:38 p.m.)*

G. Exhibit 22: Consideration and Adoption of **Resolution 2026-03**, Adopting Revised Amenity Rules

On a MOTION by Ms. Olson, SECONDED by Mr. Mack, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-03**, Adopting Revised Amenity Rules for the Parkland Preserve Community Development District.

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

A. Gate Opening During The Day – Chair Myslicki

Mr. Myslicki explained that having the gate open during business hours would reduce wear and tear on the gates. Discussion ensued regarding getting a consensus on open hours and input from the community. Ms. Harden noted that CDDs did not typically do surveys but suggested that the Board could table this item and information could be individually gathered from resident input for regrouping and further discussion at the next meeting.

B. CDD Sidewalk Cleaning – Chair Myslicki

The Board requested for proposals for sidewalk cleaning to be brought back to the next meeting.

C. Staff Spending Amount – Vice Chair Olson

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

An audience member requested that the pool be drained, sanitized, cleaned, and refilled. Discussion ensued regarding a pool resurfacing that was part of the five year plan, and regular maintenance that the pool received.

#### **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:00 p.m. for the Parkland Preserve Community Development District.

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

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

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

# EXHIBIT 5

Parkland Preserve  
Community Development District

Financial Statements  
Unaudited

Period Ending  
January 31, 2026



**Parkland Preserve CDD**  
**Balance Sheet**  
**January 31, 2026**

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq &amp; Const</u>	<u>Totals</u>
1 <b><u>Assets:</u></b>				
2 Cash	\$ 245,814	-	478	\$ 246,292
3 Cash Sweep	\$ 1,169,911	-	-	\$ 1,169,911
4 General Sub-account	-	-	-	-
5 Revenue	-	404,703	-	404,703
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	54,486	56,261	-	110,747
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	663,387	-	663,387
18 Prepaid	-	-	-	-
19 Deposits	3,900	-	-	3,900
20 <b>Total Assets</b>	<b>\$ 1,474,111</b>	<b>1,896,838</b>	<b>478</b>	<b>\$ 3,371,427</b>
21 <b><u>Liabilities:</u></b>				
22 Accounts Payable	2,653	-	-	2,653
23 Due to Other Funds	663,387	-	-	663,387
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	54,486	56,261	-	110,747
26 Retainage Payable	-	-	-	-
27 <b>Total Liabilities</b>	<b>\$ 720,526</b>	<b>56,261</b>	<b>-</b>	<b>\$ 776,787</b>
28 <b><u>Fund Balance:</u></b>				
29 Non-Spendable:				
30 Deposits & Prepaid	3,900	-	-	3,900
31 Restricted for:				
32 Debt Service	-	1,840,577	-	1,840,577
33 Capital Projects	-	-	478	478
34 Unassigned	749,685	-	-	749,685
35 <b>Total Fund Balance</b>	<b>\$ 753,585</b>	<b>1,840,577</b>	<b>478</b>	<b>\$ 2,594,640</b>
36 <b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,474,111</b>	<b>1,896,838</b>	<b>478</b>	<b>\$ 3,371,427</b>



**Parkland Preserve CDD**  
**General Fund**  
**Statement of Revenues, Expenditures & Changes in Fund Balance**  
**For the Period of October 1, 2025 to January 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>Current Month</b>	<b>Actual Year-to-Date</b>	<b>Variance</b>	<b>% of Budget</b>
<b>1 Revenue:</b>					
2 Special Assessments - On-Roll	\$ 689,500	\$ 369,957	\$ 635,014	\$ (54,486)	92.10%
3 Excess Assessments	-	-	-	-	0.00%
4 Miscellaneous Revenue	-	50	775	775	950.00%
5 Interest	-	2,251	3,042	3,042	0.00%
<b>6 Total Revenue</b>	<b>689,500</b>	<b>372,258</b>	<b>638,831</b>	<b>(50,669)</b>	<b>92.65%</b>
<b>7 Expenditures:</b>					
<b>8 General Administrative:</b>					
9 Supervisors Compensation	10,000	800	2,200	(7,800)	22.00%
10 Management Consulting Services	38,000	3,167	12,667	(25,333)	33.33%
11 Administrative Services	2,087	174	696	(1,391)	33.33%
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	4,290	17,558	(52,442)	25.08%
17 Website Hosting	2,316	253	2,527	211	109.11%
<b>18 Total General Administrative</b>	<b>166,828</b>	<b>8,683</b>	<b>35,914</b>	<b>(130,914)</b>	<b>21.53%</b>
<b>19 Insurance:</b>					
20 Property, General Liability, Prof.	28,051	-	26,354	(1,697)	93.95%
<b>21 Total Insurance</b>	<b>28,051</b>	<b>-</b>	<b>26,354</b>	<b>(1,697)</b>	<b>93.95%</b>
<b>22 Debt Administration:</b>					
23 Dissemination Agent	8,800	-	8,800	-	100.00%
24 Trustee Fees	6,400	-	4,267	(2,133)	66.67%
25 Arbitrage	1,300	650	650	(650)	50.00%
<b>26 Total Debt Administration</b>	<b>16,500</b>	<b>650</b>	<b>13,717</b>	<b>(2,783)</b>	<b>83.13%</b>
<b>27 Physical Environment:</b>					
28 Field Manager	30,633	2,553	10,211	(20,422)	33.33%
29 Electricity (Irrigation & Pond Pumps)	6,238	534	2,036	(4,202)	32.63%
30 Streetpole Lighting	23,039	2,054	6,450	(16,589)	28.00%
31 Water (County)	6,840	318	1,367	(5,473)	19.99%
32 Landscaping Maintenance	65,000	5,220	21,318	(43,683)	32.80%
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	4,100	(8,440)	32.70%
37 Remote Security	6,062	728	2,159	(3,903)	35.62%
38 Gate Management	1,260	105	420	(840)	33.33%
39 Gate Access Cards	3,200	346	346	(2,854)	10.81%
40 Receptionist/Call Boxes	4,800	-	250	(4,550)	5.21%
41 Gate Repair	6,500	250	4,555	(1,945)	70.08%
42 Amenity & Community Maint & Repair	29,000	1,417	7,260	(21,740)	25.03%
43 Field Contingency	62,000	-	489	(61,511)	0.79%
<b>44 Total Physical Environment</b>	<b>279,689</b>	<b>14,549</b>	<b>60,960</b>	<b>(218,729)</b>	<b>21.80%</b>
<b>45 Amenity Center Operations:</b>					
46 Pool Service Contract	26,500	2,208	11,021	(15,479)	41.59%
47 Pool Permit	250	-	-	(250)	0.00%
48 Amenity Management	28,878	2,407	9,626	(19,252)	33.33%
49 Amenity Website & E-Blast	500	-	-	(500)	0.00%
50 Amenity Janitorial Services	10,804	900	4,030	(6,774)	37.30%
51 Amenity Center Internet	5,714	353	1,393	(4,321)	24.39%
52 Amenity Center Pest Control	2,000	160	595	(1,405)	29.74%

53	Refuse Service	1,654	153	571	(1,083)	34.53%
54	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0.00%
55	<b>Total Amenity Center Operations</b>	<b>98,432</b>	<b>6,181</b>	<b>27,236</b>	<b>(71,196)</b>	<b>27.67%</b>
56	<b>Reserves:</b>					
57	Reserve Fund Contribution	100,000	-	-	(100,000)	0.00%
58	<b>Total Reserves</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>(100,000)</b>	<b>0.00%</b>
59	<b>Total Expenditures:</b>	<b>689,500</b>	<b>30,063</b>	<b>164,181</b>	<b>(525,319)</b>	<b>23.81%</b>
60	<b>Other Financing Sources (Uses):</b>					
61	Transfers In		-	-		
62	Transfers Out					
63	<b>Total Other Financing Sources (Uses)</b>		<b>-</b>	<b>-</b>		
64	<b>Excess Revenue Over (Under) Expenditures</b>		<b>342,195</b>	<b>474,650</b>		
65	<b>Fund Balance - Beginning</b>	<b>3,744</b>		<b>278,935</b>		
66	<b>Fund Balance - Ending</b>			<b>\$ 753,585</b>		

**Parkland Preserve CDD**  
**Debt Service 2019A**  
**Statement of Revenues, Expenditures & Changes in Fund Balance**  
**For the Period of October 1, 2025 to January 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>Current Month</b>	<b>Actual Year-to-Date</b>	<b>Variance</b>	<b>% of Budget</b>
<b>1 Revenue:</b>					
2 Special Assessments - On-Roll	\$ 711,963	\$ 382,009	\$ 655,701	\$ (56,261)	92.10%
3 Excess Assessments		-	-	-	0.00%
4 Prepayment Income		-	-	-	0.00%
5 Interest		3,535	16,356	16,356	5457.00%
<b>6 Total Revenue</b>	<b>711,963</b>	<b>385,544</b>	<b>672,057</b>	<b>(39,905)</b>	<b>94.40%</b>
<b>7 Expenditures:</b>					
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%
<b>13 Total Expenditures:</b>	<b>705,813</b>	<b>-</b>	<b>257,722</b>	<b>(448,091)</b>	<b>36.51%</b>
<b>14 Other Financing Sources (Uses):</b>					
15 Transfers In	-	-	-		
16 Transfers Out	-	-	-		
<b>17 Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>18 Excess Revenue Over (Under) Expenditures</b>	<b>6,150</b>	<b>385,544</b>	<b>414,335</b>		
<b>19 Fund Balance - Beginning</b>			1,426,241		
<b>20 Fund Balance - Ending</b>			<b>\$ 1,840,577</b>		

**Parkland Preserve CDD**  
**Acquisition & Construction**  
**Statement of Revenues, Expenditures & Changes in Fund Balance**  
**For the Period of October 1, 2025 to January 31, 2026**

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

**Parkland Preserve CDD**  
**GL Detail**  
**FY2026**

Account	Type	Date	Num	Name	Memo	Debit	Credit
<b>1101000 · Cash- Operating Account</b>							
	Transfer	01/02/2026			Funds Transfer	3,387.35	
	Bill Pmt -Check	01/05/2026	100659	Hi-Tech System Associates, Inc.	Invoice: 436074 (Reference: Alarm Monitoring Jan 26. )		279.85
	Transfer	01/06/2026			Funds Transfer	279.85	
	Deposit	01/07/2026			Deposit	225.00	
	Bill Pmt -Check	01/07/2026	100660	Integrated Access Solutions LLC	Invoice: 5311 (Reference: Service call on Call Box. )		250.00
	Bill Pmt -Check	01/07/2026	100661	Vesta Property Services Inc	Invoice: 430059 (Reference: Amenity Management. )		8,357.91
	Bill Pmt -Check	01/07/2026	100662	Charles Aquatics, Inc	Invoice: 54823 (Reference: Aquatic Management 6 ponds Jan 26. )		1,025.00
	Bill Pmt -Check	01/07/2026	100663	Cintas Corporation	Invoice: 9353367183 (Reference: AED AUTOMATIC AGREEMENT. )		154.00
	Bill Pmt -Check	01/07/2026	010726ACH1	Waste Pro - Palm Coast	Solid waste service		153.24
	Transfer	01/07/2026			Funds Transfer		71.76
	Transfer	01/08/2026			Funds Transfer	1,429.00	
	Bill Pmt -Check	01/12/2026	100664	LLS Tax Solutions Inc.	Invoice: 004018 (Reference: Arbitrage Services. )		650.00
	Transfer	01/15/2026			Funds Transfer		740,556.42
	Deposit	01/15/2026			Deposit	748,914.33	
	Bill Pmt -Check	01/20/2026	100665	DoorKing, Inc.	Invoice: 2671209 (Reference: 12/12/25 - 1/11/26. )		75.95
	Bill Pmt -Check	01/20/2026	100666	Integrated Access Solutions LLC	Invoice: 5330 (Reference: PM Plan Dec 25. )		125.00
	Bill Pmt -Check	01/20/2026	100667	Vesta District Services	Invoice: 430314 (Reference: Management Fees Jan 26. )		3,408.58
	Bill Pmt -Check	01/20/2026	012026ACH1	St. Johns County Utility Department	835 Parkland Trl - 11/19/25 - 12/18/25		333.34
	Bill Pmt -Check	01/20/2026	012026ACH2	AT&T	Internet 12/28/25 - 1/27/26		149.80
	Transfer	01/20/2026			Funds Transfer	483.14	
	Bill Pmt -Check	01/21/2026	012126ACH1	Florida Power & Light	100 Parkland Trail - Dec 4, 2025 to Jan 6, 2026		817.36
	Bill Pmt -Check	01/21/2026	012126ACH2	Orkin	Reference: Pest Control.		159.79
	Transfer	01/21/2026			Funds Transfer	1,828.10	
	Bill Pmt -Check	01/22/2026	012226ACH1	US Bank Credit Card	Various Purchases 11/27/25 - 12/29/25		370.21
	Transfer	01/22/2026			Funds Transfer	370.21	
	Bill Pmt -Check	01/26/2026	012626ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Dec 11, 2025 to Jan 12, 2026		37.85
	Bill Pmt -Check	01/26/2026	012626ACH2	Florida Power & Light	795 Parkland Trail, #IRR Dec 11, 2025 to Jan 12, 2026		39.70
	Bill Pmt -Check	01/26/2026	012626ACH3	Florida Power & Light	661 Parkland Trl #Fountain Dec 11, 2025 to Jan 12, 2026		493.82
	Bill Pmt -Check	01/26/2026	012626ACH4	Florida Power & Light	100 PARKLAND TRL Dec 11, 2025 to Jan 12, 2026		1,198.95
	Bill Pmt -Check	01/26/2026	012626ACH5	AT&T	Internet 1/2/25 - 2/1/26		203.30
	Transfer	01/26/2026			Funds Transfer	1,973.62	
	Bill Pmt -Check	01/27/2026	100668	Green Earth Pest Control & Lawn Maint	Invoice: 67193 (Reference: Landscape Management & pest control. )		5,220.00
	Bill Pmt -Check	01/27/2026	100669	Integrated Access Solutions LLC	Invoice: 5386 (Reference: Install new display board. ) Invoice: 5387 (Reference: Monthly PM Ja...		1,263.00
	Bill Pmt -Check	01/27/2026	100670	Contact One	Invoice: 260101170101 (Reference: 2/1/26 - 2/28/26. )		371.85
	Bill Pmt -Check	01/27/2026	100671	Kutak Rock LLP	Invoice: 3688877 (Reference: Jr. Davis Construction Defect Dispute. ) Invoice: 3688878 (Refere...		3,729.00
	Transfer	01/27/2026			Funds Transfer	357.20	
	Deposit	01/27/2026			Deposit	3,051.38	
	Transfer	01/28/2026			Funds Transfer	6,854.85	
	Deposit	01/31/2026			Interest	21.23	
Total 1101000 · Cash- Operating Account						769,175.26	769,495.68
<b>1101010 · BU Sweep</b>							
	Transfer	01/02/2026			Funds Transfer		3,387.35
	Transfer	01/06/2026			Funds Transfer		279.85
	Transfer	01/07/2026			Funds Transfer	71.76	
	Transfer	01/08/2026			Funds Transfer		1,429.00
	Transfer	01/15/2026			Funds Transfer	740,556.42	
	Transfer	01/20/2026			Funds Transfer		483.14
	Transfer	01/21/2026			Funds Transfer		1,828.10
	Transfer	01/22/2026			Funds Transfer		370.21
	Transfer	01/26/2026			Funds Transfer		1,973.62
	Transfer	01/27/2026			Funds Transfer		357.20
	Transfer	01/28/2026			Funds Transfer		6,854.85
	Deposit	01/31/2026			Interest	2,229.86	
Total 1101010 · BU Sweep						742,858.04	16,963.32

Parkland Preserve CDD  
GL Detail  
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
<b>7255900 · 2019A - Revenue</b>							
	Deposit	01/02/2026		Interest		1,176.35	
	Transfer	01/06/2026		Funds Transfer		2,358.55	
Total 7255900 · 2019A - Revenue						3,534.90	0.00
<b>7256000 · 2019A - DS Reserve</b>							
	Deposit	01/02/2026		Interest		2,358.55	
	Transfer	01/06/2026		Funds Transfer			2,358.55
Total 7256000 · 2019A - DS Reserve						2,358.55	2,358.55
<b>1131005 · On Roll Assessment Receivable</b>							
	General Journal	01/31/2026	144		Tax Distribution January 2026		369,956.64
Total 1131005 · On Roll Assessment Receivable						0.00	369,956.64
<b>2131001 · Due From GF 001 (201)</b>							
	General Journal	01/31/2026	144		Tax Distribution January 2026	382,009.07	
Total 2131001 · Due From GF 001 (201)						382,009.07	0.00
<b>2131005 · DS On Roll Assessment Rec</b>							
	General Journal	01/31/2026	144		Tax Distribution January 2026		382,009.07
Total 2131005 · DS On Roll Assessment Rec						0.00	382,009.07
<b>1202000 · Accounts Payable</b>							
	Bill	01/01/2026	436074	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring Jan 26.		279.85
	Bill	01/01/2026	54823	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Jan 26.		1,025.00
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.		8,357.91
	Bill	01/01/2026	430314	Vesta District Services	Reference: Management Fees Jan 26.		3,408.58
	Bill	01/01/2026	0000461133	Waste Pro - Palm Coast	Solid waste service		153.24
	Bill	01/01/2026	309264701 1/26	AT&T	Internet 1/2/25 - 2/1/26		203.30
	Bill	01/02/2026	5311	Integrated Access Solutions LLC	Reference: Service call on Call Box.		250.00
	Bill Pmt -Check	01/05/2026	100659	Hi-Tech System Associates, Inc.	Invoice: 436074 (Reference: Alarm Monitoring Jan 26. )	279.85	
	Bill	01/06/2026	12378-76105 1/26	Florida Power & Light	100 Parkland Trail - Dec 4, 2025 to Jan 6, 2026		817.36
	Bill Pmt -Check	01/07/2026	100660	Integrated Access Solutions LLC	Invoice: 5311 (Reference: Service call on Call Box. )	250.00	
	Bill Pmt -Check	01/07/2026	100661	Vesta Property Services Inc	Invoice: 430059 (Reference: Amenity Management. )	8,357.91	
	Bill Pmt -Check	01/07/2026	100662	Charles Aquatics, Inc	Invoice: 54823 (Reference: Aquatic Management 6 ponds Jan 26. )	1,025.00	
	Bill Pmt -Check	01/07/2026	100663	Cintas Corporation	Invoice: 9353367183 (Reference: AED AUTOMATIC AGREEMENT. )	154.00	
	Bill Pmt -Check	01/07/2026	010726ACH1	Waste Pro - Palm Coast	Solid waste service	153.24	
	Bill	01/08/2026	004018	LLS Tax Solutions Inc.	Reference: Arbitrage Services.		650.00
	Bill Pmt -Check	01/12/2026	100664	LLS Tax Solutions Inc.	Invoice: 004018 (Reference: Arbitrage Services. )	650.00	
	Bill	01/12/2026	2671209	DoorKing, Inc.	Reference: 12/12/25 - 1/11/26.		75.95
	Bill	01/12/2026	07380-54261 1/26	Florida Power & Light	565 PARKLAND TRL # ENT Dec 11, 2025 to Jan 12, 2026		37.85
	Bill	01/12/2026	80159-46489 1/26	Florida Power & Light	100 PARKLAND TRL Dec 11, 2025 to Jan 12, 2026		1,198.95
	Bill	01/12/2026	00268-43268 1/26	Florida Power & Light	795 Parkland Trail, #IRR Dec 11, 2025 to Jan 12, 2026		39.70
	Bill	01/12/2026	51433-49560 1/26	Florida Power & Light	661 Parkland Trl #Fountain Dec 11, 2025 to Jan 12, 2026		493.82
	Bill	01/19/2026	288908652	Orkin	Reference: Pest Control.		159.79
	Bill	01/19/2026	576585-139614 1/26	St. Johns County Utility Department	835 Parkland Trl - 12/18/25 - 1/19/26		317.78
	Bill Pmt -Check	01/20/2026	100665	DoorKing, Inc.	Invoice: 2671209 (Reference: 12/12/25 - 1/11/26. )	75.95	
	Bill Pmt -Check	01/20/2026	100666	Integrated Access Solutions LLC	Invoice: 5330 (Reference: PM Plan Dec 25. )	125.00	
	Bill Pmt -Check	01/20/2026	100667	Vesta District Services	Invoice: 430314 (Reference: Management Fees Jan 26. )	3,408.58	
	Bill	01/20/2026	260101170101	Contact One	Reference: 2/1/26 - 2/28/26.		371.85
	Bill Pmt -Check	01/20/2026	012026ACH1	St. Johns County Utility Department	835 Parkland Trl - 11/19/25 - 12/18/25	333.34	
	Bill Pmt -Check	01/20/2026	012026ACH2	AT&T	Internet 12/28/25 - 1/27/26	149.80	
	Bill	01/21/2026	5386	Integrated Access Solutions LLC	Reference: Install new display board.		1,138.00
	Bill	01/21/2026	5387	Integrated Access Solutions LLC	Reference: Monthly PM Jan26.		125.00
	Bill Pmt -Check	01/21/2026	012126ACH1	Florida Power & Light	100 Parkland Trail - Dec 4, 2025 to Jan 6, 2026	817.36	
	Bill Pmt -Check	01/21/2026	012126ACH2	Orkin	Reference: Pest Control.	159.79	
	Bill Pmt -Check	01/22/2026	012226ACH1	US Bank Credit Card	Various Purchases 11/27/25 - 12/29/25	370.21	
	Bill	01/23/2026	3688878	Kutak Rock LLP	Reference: General Counsel Nov 25.		708.00
	Bill	01/23/2026	67193	Green Earth Pest Control & Lawn Maint	Reference: Landscape Management & pest control.		5,220.00
	Bill	01/23/2026	3688877	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		3,021.00

Parkland Preserve CDD  
GL Detail  
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	01/26/2026	012626ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Dec 11, 2025 to Jan 12, 2026	37.85	
	Bill Pmt -Check	01/26/2026	012626ACH2	Florida Power & Light	795 Parkland Trail, #IRR Dec 11, 2025 to Jan 12, 2026	39.70	
	Bill Pmt -Check	01/26/2026	012626ACH3	Florida Power & Light	661 Parkland Trl #Fountain Dec 11, 2025 to Jan 12, 2026	493.82	
	Bill Pmt -Check	01/26/2026	012626ACH4	Florida Power & Light	100 PARKLAND TRL Dec 11, 2025 to Jan 12, 2026	1,198.95	
	Bill Pmt -Check	01/26/2026	012626ACH5	AT&T	Internet 1/2/25 - 2/1/26	203.30	
	Bill	01/26/2026	12626	Alfred W. Myslicki, Jr.	BOS Meeting 1/26/26		200.00
	Bill	01/26/2026	12626	Clare M. Olson	BOS Meeting 1/26/26		200.00
	Bill	01/26/2026	12626	Kimberly D. Inman	BOS Meeting 1/26/26		200.00
	Bill	01/26/2026	12626	James L. Mack, Jr.	BOS Meeting 1/26/26		200.00
	Bill Pmt -Check	01/27/2026	100668	Green Earth Pest Control & Lawn Maint	Invoice: 67193 (Reference: Landscape Management & pest control. )	5,220.00	
	Bill Pmt -Check	01/27/2026	100669	Integrated Access Solutions LLC	Invoice: 5386 (Reference: Install new display board. ) Invoice: 5387 (Reference: Monthly PM Ja...	1,263.00	
	Bill Pmt -Check	01/27/2026	100670	Contact One	Invoice: 260101170101 (Reference: 2/1/26 - 2/28/26. )	371.85	
	Bill Pmt -Check	01/27/2026	100671	Kutak Rock LLP	Invoice: 3688877 (Reference: Jr. Davis Construction Defect Dispute. ) Invoice: 3688878 (Refere...	3,729.00	
	Bill	01/27/2026	310213500 2/26	AT&T	Internet 1/28/26 - 2/27/26		149.80
	Bill	01/28/2026	3689509	Kutak Rock LLP	Reference: General Counsel Dec 25.		560.50
	Bill	01/30/2026	I-013026-17	GateHouse Parts Direct, LLC	Reference: Bar Code Stickers.		521.00
	Bill	01/31/2026	9357592618	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
Total 1202000 · Accounts Payable						28,867.50	30,238.23
1202105 · Deferred On Roll Assessment							
	General Journal	01/31/2026	144		Tax Distribution January 2026	369,956.64	
Total 1202105 · Deferred On Roll Assessment						369,956.64	0.00
1207001 · DTFD- Due to Debt Service Fund							
	General Journal	01/31/2026	144		Tax Distribution January 2026		382,009.07
Total 1207001 · DTFD- Due to Debt Service Fund						0.00	382,009.07
2230005 · Deferred Assessments DS2019							
	General Journal	01/31/2026	144		Tax Distribution January 2026	382,009.07	
Total 2230005 · Deferred Assessments DS2019						382,009.07	0.00
1300000 · Temp Deposits - GF							
	Deposit	01/15/2026			St. Johns County Tax Collec tor		748,914.33
	Deposit	01/27/2026			St. Johns County Tax Collector		3,051.38
	General Journal	01/31/2026	144		Tax Distribution January 2026	751,965.71	
Total 1300000 · Temp Deposits - GF						751,965.71	751,965.71
1363005 · Interest - Investments							
	Deposit	01/31/2026			Interest		21.23
	Deposit	01/31/2026			Interest		2,229.86
Total 1363005 · Interest - Investments						0.00	2,251.09
1363095 · Rental Income							
	Deposit	01/07/2026	1396		Pascale		50.00
Total 1363095 · Rental Income						0.00	50.00
1363111 · Assessments On Roll							
	General Journal	01/31/2026	144		Tax Distribution January 2026		369,956.64
Total 1363111 · Assessments On Roll						0.00	369,956.64
2361001 · Interest- Investment 201							
	Deposit	01/02/2026			Interest		1,176.35
	Deposit	01/02/2026			Interest		2,358.55
Total 2361001 · Interest- Investment 201						0.00	3,534.90
2363109 · SPEC Assessment On Roll 201							
	General Journal	01/31/2026	144		Tax Distribution January 2026		382,009.07
Total 2363109 · SPEC Assessment On Roll 201						0.00	382,009.07
1100000 · Administrative							
1511001 · Supervisors Compensation							
	Bill	01/26/2026	12626	Alfred W. Myslicki, Jr.	BOS Meeting 1/26/26	200.00	
	Bill	01/26/2026	12626	Clare M. Olson	BOS Meeting 1/26/26	200.00	
	Bill	01/26/2026	12626	Kimberly D. Inman	BOS Meeting 1/26/26	200.00	
	Bill	01/26/2026	12626	James L. Mack, Jr.	BOS Meeting 1/26/26	200.00	

Parkland Preserve CDD  
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1511001 · Supervisors Compensation						800.00	0.00
<b>1513025 · Management Consulting Services</b>							
	Bill	01/01/2026	430314	Vesta District Services	Reference: Management Fees Jan 26.	3,166.66	
Total 1513025 · Management Consulting Services						3,166.66	0.00
<b>1513029 · Administrative Services</b>							
	Bill	01/01/2026	430314	Vesta District Services	Reference: Management Fees Jan 26.	173.92	
Total 1513029 · Administrative Services						173.92	0.00
<b>1514010 · Legal Services</b>							
	Bill	01/23/2026	3688878	Kutak Rock LLP	Reference: General Counsel Nov 25.	708.00	
	Bill	01/23/2026	3688877	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.	3,021.00	
	Bill	01/28/2026	3689509	Kutak Rock LLP	Reference: General Counsel Dec 25.	560.50	
Total 1514010 · Legal Services						4,289.50	0.00
<b>1514020 · Website Hosting &amp; Management</b>							
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
	Bill	01/01/2026	430314	Vesta District Services	Reference: Management Fees Jan 26.	68.00	
Total 1514020 · Website Hosting & Management						253.00	0.00
Total 1100000 · Administrative						8,683.08	0.00
<b>1130000 · Debt Service Administration</b>							
<b>1513135 · Arbitrage</b>							
	Bill	01/08/2026	004018	LLS Tax Solutions Inc.	Reference: Arbitrage Services.	650.00	
Total 1513135 · Arbitrage						650.00	0.00
Total 1130000 · Debt Service Administration						650.00	0.00
<b>1160000 · Physical Environment</b>							
<b>1513012 · Field Manager</b>							
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.	2,552.75	
Total 1513012 · Field Manager						2,552.75	0.00
<b>1513013 · Remote Security</b>							
	Bill	01/01/2026	436074	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring Jan 26.	279.85	
	Bill	01/12/2026	2671209	DoorKing, Inc.	Reference: 12/12/25 - 1/11/26.	75.95	
	Bill	01/20/2026	260101170101	Contact One	Reference: 2/1/26 - 2/28/26.	371.85	
Total 1513013 · Remote Security						727.65	0.00
<b>1513019 · Gate Management</b>							
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.	105.00	
Total 1513019 · Gate Management						105.00	0.00
<b>1513020 · Gate Access Cards</b>							
	Deposit	01/07/2026	2343		Cokley		25.00
	Deposit	01/07/2026	5044		Gollbach		25.00
	Deposit	01/07/2026	756		Wolf		50.00
	Deposit	01/07/2026	4765		Duve		25.00
	Deposit	01/07/2026	3169		Dishong		25.00
	Deposit	01/07/2026	3025		Sonzogni		25.00
	Bill	01/30/2026	I-013026-17	GateHouse Parts Direct, LLC	Reference: Bar Code Stickers.	521.00	
Total 1513020 · Gate Access Cards						521.00	175.00
<b>1513045 · Electricity (Irrig and Pumps)</b>							
	Bill	01/12/2026	00268-43268 1/26	Florida Power & Light	795 Parkland Trail, #IRR Dec 11, 2025 to Jan 12, 2026	39.70	
	Bill	01/12/2026	51433-49560 1/26	Florida Power & Light	661 Parkland Trl #Fountain Dec 11, 2025 to Jan 12, 2026	493.82	
Total 1513045 · Electricity (Irrig and Pumps)						533.52	0.00
<b>1513052 · Electricity(Streetlights)</b>							
	Bill	01/06/2026	12378-76105 1/26	Florida Power & Light	100 Parkland Trail - Dec 4, 2025 to Jan 6, 2026	817.36	
	Bill	01/12/2026	07380-54261 1/26	Florida Power & Light	565 PARKLAND TRL # ENT Dec 11, 2025 to Jan 12, 2026	37.85	
	Bill	01/12/2026	80159-46489 1/26	Florida Power & Light	100 PARKLAND TRL Dec 11, 2025 to Jan 12, 2026	1,198.95	
Total 1513052 · Electricity(Streetlights)						2,054.16	0.00
<b>1530000 · Water (County)</b>							
	Bill	01/19/2026	576585-139614 1/26	St. Johns County Utility Department	835 Parkland Trl - 12/18/25 - 1/19/26	317.78	
Total 1530000 · Water (County)						317.78	0.00



**Parkland Preserve CDD**  
**GL Detail**  
**FY2026**

Account	Type	Date	Num	Name	Memo	Debit	Credit
<b>1530010 · Landscaping Maintenance</b>							
	Bill	01/23/2026	67193	Green Earth Pest Control & Lawn Maint	Reference: Landscape Management & pest control.	5,220.00	
Total 1530010 · Landscaping Maintenance						5,220.00	0.00
<b>1541020 · Env. Mitigation &amp; Pond Maint</b>							
	Bill	01/01/2026	54823	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Jan 26.	1,025.00	
Total 1541020 · Env. Mitigation & Pond Maint						1,025.00	0.00
<b>1546033 · Gate Repair</b>							
	Bill	01/02/2026	5311	Integrated Access Solutions LLC	Reference: Service call on Call Box.	250.00	
Total 1546033 · Gate Repair						250.00	0.00
<b>1573015 · Amenity &amp; Community Maint &amp; Rep</b>							
	Bill	01/21/2026	5386	Integrated Access Solutions LLC	Reference: Install new display board.	1,138.00	
	Bill	01/21/2026	5387	Integrated Access Solutions LLC	Reference: Monthly PM Jan26.	125.00	
	Bill	01/31/2026	9357592618	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1573015 · Amenity & Community Maint & Rep						1,417.00	0.00
Total 1160000 · Physical Environment						14,723.86	175.00
<b>1180000 · Amenity Center Operations</b>							
<b>1541050 · Pool Service Contract</b>							
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.	2,208.33	
Total 1541050 · Pool Service Contract						2,208.33	0.00
<b>1541056 · Amenity Ctr Cleaning &amp; Maint</b>							
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.	900.33	
Total 1541056 · Amenity Ctr Cleaning & Maint						900.33	0.00
<b>1541058 · Amenity Management</b>							
	Bill	01/01/2026	430059	Vesta Property Services Inc	Reference: Amenity Management.	2,406.50	
Total 1541058 · Amenity Management						2,406.50	0.00
<b>1541091 · Amenity Ctr Internet</b>							
	Bill	01/01/2026	309264701 1/26	AT&T	Internet 1/2/25 - 2/1/26	203.30	
	Bill	01/27/2026	310213500 2/26	AT&T	Internet 1/28/26 - 2/27/26	149.80	
Total 1541091 · Amenity Ctr Internet						353.10	0.00
<b>1542060 · Amenity Center Pest Control</b>							
	Bill	01/19/2026	288908652	Orkin	Pest Control.	159.79	
Total 1542060 · Amenity Center Pest Control						159.79	0.00
<b>1546035 · Refuse Service</b>							
	Bill	01/01/2026	0000461133	Waste Pro - Palm Coast	Solid waste service	153.24	
Total 1546035 · Refuse Service						153.24	0.00
Total 1180000 · Amenity Center Operations						6,181.29	0.00
<b>TOTAL</b>						<b>3,462,972.97</b>	<b>3,462,972.97</b>

# EXHIBIT 6



## CUSTOMER QUOTATION NO. 270

Parkland Preserve  
499 Golfway W Dr,  
St. Augustine FL 32095

<b>Order No:</b>	51225
<b>Valid For:</b>	30 Days 05/12/2025

### Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and material for the successful completion of this project. This proposal will include pressure washing all common areas with the CDD responsibility. This includes 21,946 square feet of sidewalks throughout the community.

There is a 30-day warranty on all workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

### Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, Fl. 32202

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Thank you for your business!

<b>Total</b>	<b>\$2324.60</b>
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# EXHIBIT 7



# Five Star Pressure Washing

Customer Name	Order #	Site Address
Vesta Property Services	11791	835 Parkland Trail
		St. Augustine, FL
		32095

Item	Amount
Sidewalk Cleaning	
Pressure wash various specified sidewalks throughout Parkland Preserve.	\$3,800.00
Fire Hydrant Rental	
Rental, water usage, and admin fee's associated with using a fire hydrant meter supplied by utility company.	\$500.00
Discount	\$0.00
Subtotal	\$4300.00
Tax (0.00%)	\$0.00
Total	\$4300.00

**Additional Terms/Disclaimers:**

By accepting this estimate or invoice, the customer agrees to the following terms: 1. Scope of Work: Work will be performed as outlined in the estimate. Additional requests may result in added charges. 2. Access Requirements: Customer must ensure we have access to water, power, and all cleaning areas. Please secure pets, close windows, and move any outdoor furniture or obstacles. 3. Site Readiness Fee: A \$75 fee may apply if we arrive and cannot begin work due to locked access, active contractors, water supply issues, or unsafe conditions. 4. Plant & Property Protection: We take reasonable precautions to protect your property, but cannot guarantee protection of plants or landscaping, especially near rooflines or in pots. Damage caused by runoff or overspray is not the responsibility of Five Star Pressure Washing. 5. Pre-Existing Conditions: We are not responsible for damage caused by existing wear, such as peeling paint, cracked stucco, oxidized surfaces, or deteriorated caulking that may be exposed by washing. 6. Windows & Screens: We are not liable for window leaks, fogging, or screen damage, especially on older or fragile installations. 7. Water Usage: Our services require access to your water supply. A return fee may apply if water is not available upon arrival. 8. Weather Delays: Jobs may be rescheduled due to unsafe weather conditions such as lightning or heavy rain. 9. Payment Terms: Payment is due upon completion unless otherwise agreed. Late payments may incur fees and be sent to collections. 10. Satisfaction Guarantee: Please notify us within 48 hours of service if there are any concerns so we can address them promptly.

ACCEPT

DECLINE



## 5 Star Pressure Washing Inc

4314 St Augustine Rd  
Suite 4  
Jacksonville, FL 32207

(904) 201-9122  
www.fivestarpw.com  
sales@fivestarpw.com

## Estimate

Order No.

Date

11791

2/2/2026

Start

End

11:30 AM

12:00 PM

Customer Info.	Service Location	Job Info.
Vesta Property Services	Parkland Preserve	Technician: Riley Eppley
200 Business Park Circle Suite 101 St Augustine, FL 32095	835 Parkland Trail St. Augustine, FL 32095	Sales Rep: Victor
Phone: (904) 664-9262	Ron Zastrocky 904-577-3075	PO #:
		Lead Source:

QTY	Description	Price	Amount
1	Sidewalk Cleaning - Pressure wash various specified sidewalks throughout Parkland Preserve.	3,800.00	3,800.00
1	Fire Hydrant Rental - Rental, water usage, and admin fee's associated with using a fire hydrant meter supplied by utility company.	500.00	500.00

Notes:

<b>SUBTOTAL</b>	\$4,300.00
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$4,300.00
<b>ADDITIONAL</b>	
<b>GRAND TOTAL</b>	
	Due Upon Receipt

Signature

Date

Thank you for your business

## Five Star Pressure Washing – Terms of Service & Disclaimer

By accepting this estimate or invoice, the customer agrees to the following terms:

- 1. Scope of Work:** Work will be performed as outlined in the estimate. Additional requests may result in added charges.
- 2. Access Requirements:** Customer must ensure we have access to water, power, and all cleaning areas. Please secure pets, close windows, and move outdoor furniture or obstacles prior to arrival.
- 3. Site Readiness Fee:** A \$75 fee may apply if we arrive and cannot begin work due to locked access, active contractors, water supply issues, or unsafe conditions.
- 4. Plant & Property Protection:** We take precautions to protect your property, but cannot guarantee the condition of plants or landscaping near the home, especially under roof drip lines or in potted containers. Damage from runoff, cleaning agents, or overspray is not the responsibility of Five Star Pressure Washing.
- 5. Pre-Existing Conditions:** We are not responsible for damage to deteriorated surfaces such as peeling paint, rotted wood, oxidized finishes, or cracked caulking that may be exposed during cleaning.
- 6. Windows & Screens:** We are not liable for leaking windows, fogged panes, or damaged screens, especially on older or previously compromised installations.
- 7. Water Usage:** Our services require access to your water supply. If water is unavailable upon arrival, a rescheduling or trip fee may be applied.
- 8. Weather Delays:** Jobs may be rescheduled due to unsafe weather conditions such as lightning, high winds, or heavy rain.
- 9. Payment Terms:** **Payment is due immediately upon completion of service unless otherwise agreed in writing.** We accept cash, checks, and all major credit/debit cards. Failure to pay on the day of service may result in late fees, paused future scheduling, and collections action. Your timely payment ensures we can continue to provide 5-star service to all clients.
- 10. Satisfaction Guarantee:** If you are not satisfied with the service, contact us within 48 hours so we can review and address the concern promptly.

# EXHIBIT 8





## QUOTE #6037

SENT ON:

Jan 30, 2026

RECIPIENT:

**Parkland Preserve CDD c/o Vesta Property Services**

835 Parkland Trail  
St. Augustine, Florida 32095

SENDER:

**Hydro-Kleen Pressure Washing**

11318 Distribution Avenue West  
Suite 3  
Jacksonville, Florida 32256

Phone: (904) 329-5279

Email: [info@HydroKleenPW.com](mailto:info@HydroKleenPW.com)

Website: <https://HydroKleenPW.com>

Product/Service	Description	Qty.	Unit Price	Total
Commercial Flatwork	Clean specified square footage of common sidewalks marked in red on scope.	21946	\$0.12	\$2,633.52

**Total**

**\$2,633.52**

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_