



***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Workshop Meeting

***Monday
March 16, 2026***

10:00 a.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 Workshop Meeting of the Board of Supervisors of the Parkland Preserve Community Development District is scheduled for **Monday, March 16, 2026, 10:00 a.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, March 16, 2026

Time: 10:00 AM

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. Discussion Topics**
 - A. Discussion of the Proposed FY 2027 Budget for Parkland Preserve CDD [Exhibit 1](#)
- V. Audience Comments For Non-Agenda Items** – *(limited to 3 minutes per individual)*
- VI. Supervisors Requests**
- VII. Adjournment**

EXHIBIT 1

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUE					
1 SPECIAL ASSESSMENTS	\$ 559,943	\$ 651,910	\$ 689,500	\$ 689,500	\$ -
2 INTEREST	402	3,152	-	-	-
3 RENTAL INCOME	2,580	1,075	-	-	-
4 GATE ACCESS CARDS	-	1,950	-	-	-
5 MISC. REVENUE	7,528	-	-	-	-
6 TOTAL REVENUE	570,454	658,087	689,500	689,500	-
EXPENDITURES*					
GENERAL ADMINISTRATIVE					
9 SUPERVISORS COMPENSATION	1,400	9,600	10,000	10,000	-
10 MANAGEMENT CONSULTING SERVICES	33,000	36,300	38,000	38,950	950
11 ADMINISTRATIVE SERVICES	1,650	1,815	2,087	2,139	52
12 AUDITING SERVICES	3,150	3,250	3,250	3,400	150
13 REGULATORY AND PERMIT FEES	175	175	175	175	-
14 LEGAL ADVERTISEMENTS	1,839	1,212	1,000	1,000	-
15 ENGINEERING SERVICES	40,289	32,351	40,000	40,000	-
16 LEGAL SERVICES	31,998	67,999	70,000	70,000	-
17 WEBSITE HOSTING	2,065	4,551	2,316	2,316	-
18 BANK FEES	-	231	-	-	-
19 MISCELLANEOUS, ALLOWANCE, CONTINGENCY	1,159	1,170	-	-	-
20 TOTAL GENERAL ADMINISTRATIVE	116,724	158,653	166,828	167,980	1,152
INSURANCE					
22 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	24,429	25,501	28,051	28,051	-
DEBT ADMINISTRATION:					
24 DISSEMINATION AGENT	8,000	8,800	8,800	8,800	-
25 TRUSTEE FEES	6,167	6,466	6,400	6,400	-
26 ARBITRAGE	3,250	650	1,300	1,300	-
27 TOTAL DEBT ADMINISTRATION	17,417	15,916	16,500	16,500	-
PHYSICAL ENVIRONMENT EXPENDITURES:					
29 FIELD MANAGER	12,453	29,886	30,633	31,552	919
30 ELECTRICITY (IRRIGATION & POND PUMPS)	5,578	5,670	6,238	6,238	-
31 STREETPOLE LIGHTING	20,636	20,248	23,039	23,039	-
32 WATER (COUNTY)	4,153	5,902	6,840	6,840	-
33 LANDSCAPING MAINTENANCE	58,932	61,335	65,000	55,610	(9,390)
34 LANDSCAPE REPLENISHMENT	2,296	8,665	6,064	5,000	(1,064)
35 IRRIGATION MAINTENANCE	733	9,636	5,513	7,800	2,287
36 STORMWATER DRAINAGE/STORMWATER BANK REPAIR	-	4,580	11,000	11,000	-
37 ENVIRONMENTAL MITIGATION & POND MAINTENANCE	12,580	12,300	12,540	12,540	-
38 REMOTE SECURITY	4,263	3,358	6,062	6,062	-
39 GATE MANAGEMENT	1,275	1,260	1,260	1,260	-
40 GATE ACCESS CARDS	-	805	3,200	3,200	-
41 RECEPTIONIST/CALL BOXES	1,916	2,818	4,800	4,800	-
42 GATE REPAIR	-	1,513	6,500	6,500	-
43 AMENITY AND COMMUNITY MAINTENANCE AND REPAIRS	25,271	21,027	29,000	29,000	-
44 FIELD CONTINGENCY	13,889	65,356	62,000	62,000	-
45 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	163,975	254,359	279,689	272,441	(7,248)

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
46 AMENITY CENTER OPERATIONS					
47 POOL SERVICE CONTRACT	36,924	25,853	26,500	27,295	795
48 POOL PERMIT	350	350	250	250	-
49 AMENITY MANAGEMENT	21,260	28,174	28,878	29,744	866
50 AMENITY WEBSITE & EBLAST	-	-	500	500	-
51 AMENITY JANITORIAL SERVICES	11,489	15,108	10,804	11,128	324
52 AMENITY CENTER INTERNET	4,109	4,109	5,714	5,714	-
53 AMENITY CENTER PEST CONTROL	1,977	1,750	2,000	2,000	-
54 REFUSE SERVICE	1,522	1,657	1,654	1,654	-
55 CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	3,355	-	22,132	22,132	-
56 AMENITY CENTER OPERATIONS - OTHER	-	364	-	-	-
57 POOL MAINTENANCE & REPAIRS	-	10,771	-	-	-
58 AMENITY MAINTENANCE & REPAIRS	3,452	-	-	-	-
59 TOTAL AMENITY CENTER OPERATIONS	80,987	77,001	98,432	100,417	1,985
60 RESERVES					
61 RESERVE STUDY	-	3,800	-	-	-
62 RESERVE FUND CONTRIBUTION	-	-	100,000	104,111	4,111
63 TOTAL RESERVES	-	3,800	100,000	104,111	4,111
64					
65 TOTAL EXPENDITURES	403,532	535,230	689,500	689,500	-
66					
67 EXCESS OF REVENUES OVER EXPENDITURES	166,922	122,857	-	-	-
68					
69 FUND BALANCE, BEGINNING	3,743	170,665	170,665	293,522	122,857
70 NET CHANGE IN FUND BALANCE	166,922	122,857	-	-	-
71 FUND BLANCE, ENDING, PROJECTED	170,665	293,522	170,665	293,522	122,857

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

	FINANCIAL STATEMENT CATEGORY	BUDGETED AMOUNT	COMMENTS / SCOPE OF SERVICE
1	GENERAL ADMINISTRATIVE		
2	SUPERVISORS COMPENSATION	10,000	9 Meetings plus 1 workshops
3	MANAGEMENT CONSULTING SERVICES	38,950	Vesta District Services
4	ADMINISTRATIVE SERVICES	2,139	Vesta District Services
5	AUDITING SERVICES	3,400	
6	REGULATORY AND PERMIT FEES	175	
7	LEGAL ADVERTISEMENTS	1,000	Per DMHB engagement letter dated 6/4/2024 ends 2028
8	ENGINEERING SERVICES	40,000	
9	LEGAL SERVICES	70,000	Estimated cost of legal ads for FY 2026
10	WEBSITE HOSTING	2,316	Kimley Horn Contract
11	BANK FEES	-	Email from Bennett
12	MISCELLANEOUS, ALLOWANCE, CONTINGENCY	-	Both websites \$253 monthly
13	TOTAL GENERAL ADMINISTRATIVE	167,980	
14	INSURANCE		
15	INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	28,051	10% increase from FY26 actual
16	DEBT ADMINISTRATION:		
17	DISSEMINATION AGENT	8,800	Vesta District Services
18	TRUSTEE FEES	6,400	2/08: Emailed Trustee (Caroline Cowart)
19	ARBITRAGE	1,300	Per LLS Tax Solutions engagement letter dated 1/08/2026
20	TOTAL DEBT ADMINISTRATION	16,500	
21	PHYSICAL ENVIRONMENT EXPENDITURES:		
22	FIELD MANAGER	31,552	Vesta 3% increase
23	ELECTRICITY (IRRIGATION & POND PUMPS)	6,238	
24	STREETPOLE LIGHTING	23,039	
25	WATER (County)	6,840	
26	LANDSCAPING MAINTENANCE	55,610	Landscape Contract Amount - plus irrigation costs
27	LANDSCAPE REPLENISHMENT	5,000	Landscape not included in contract
28	IRRIGATION MAINTENANCE	7,800	Landscape Contract Amount - plus irrigation costs
29	STORMWATER DRAINAGE/STORMWATER BANK REPAIR	11,000	
30	ENVIRONMENTAL MITIGATION & POND MAINTENANCE	12,540	Email from Charles Aquatics
31	REMOTE SECURITY	6,062	
32	GATE MANAGEMENT	1,260	Vesta 3% increase
33	GATE ACCESS CARDS--NEW LINE (Used Previously)	3,200	
34	RECEPTIONIST/CALL BOXES	4,800	
35	GATE REPAIR	6,500	\$5,000 in repairs, \$125 monthly main.contract
36	AMENITY AND COMMUNITY MAINTENANCE AND REPAIR	29,000	
37	FIELD CONTINGENCY	62,000	
38	TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	272,441	
39	AMENITY CENTER OPERATIONS		
40	POOL SERVICE CONTRACT	27,295	Vesta 3% increase
41	POOL PERMIT	250	
42	AMENITY MANAGEMENT	29,744	
43	AMENITY WEBSITE & EBLAST	500	Vesta 3% increase
44	AMENITY JANITORIAL SERVICES	11,128	Constant Contact Actual Fee
45	AMENITY CENTER INTERNET	5,714	Vesta 3% increase
46	AMENITY CENTER PEST CONTROL	2,000	5% increase from FY 2025
47	REFUSE SERVICE	1,654	Includes termite protection
48	CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	22,132	5% increase from FY 2025
49	AMENITY CENTER OPERATIONS - OTHER	-	
50	POOL MAINTENANCE & REPAIRS	-	
51	AMENITY MAINTENANCE & REPAIRS	-	
52	TOTAL AMENITY CENTER OPERATIONS	100,417	
53	RESERVES		
54	RESERVE STUDY	-	

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

	FINANCIAL STATEMENT CATEGORY	BUDGETED AMOUNT	COMMENTS / SCOPE OF SERVICE
55	RESERVE FUND CONTRIBUTION	104,111	
56	TOTAL EXPENDITURES*	689,500	