



***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Monday

March 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

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, March 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. 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 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

[Exhibit 1](#)

B. Charles Aquatics Service Report (February 26)

[Exhibit 2](#)

C. Bland Landscaping Co.

V. Staff Reports

A. District Manager

➤ Meeting Matrix

[Exhibit 3](#)

➤ Quorum Check: April 27, 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

C. District Engineer

VI. Supervisors Requests

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 23, 2026

[Exhibit 4](#)

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

[Exhibit 5](#)

VIII. Business Matters

A. Consideration of Pressure Washing Proposals

To be Distributed

B. Consideration of Amenity Center Electric Improvement Proposals

To be Distributed

IX. Discussion Topics

A. FY 2027 Budget Workshop Meeting Discussion

➤ Proposed FY 2027 Budget *(previously presented at March 16 Workshop Meeting)*

[Exhibit 6](#)

B. Parkland Preserve Street Lights

C. Key Fobs

D. Purchase of District Tools

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
March 2026

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

AMENITY UPDATES

Management Report- March 2026

Pool Inspection and Health Department Compliance

In March, the Health Department conducted an inspection of the pool, resulting in a temporary closure due to several factors, including chlorine and pH levels, restricted access to the outside equipment area (locked for security), and issues with deck pavers.

Upon notification, maintenance promptly corrected the chlorine and pH levels within one day. Management immediately contacted the Health Department to schedule a reinspection. During the follow-up, all issues were resolved, with the exception of the deck pavers, for which the Health Department has provided additional time for remediation.

The full inspection report is attached for review. While the “Violation Comments” section lists additional items, management has confirmed with the Health Department that these are minor and will be reviewed during the next routine visit. Maintenance has been provided with the list and is actively addressing these items.

Amenity Center Housekeeping

Management spoke with housekeeping regarding cleaning at the Amenity Center. Due to increased resident use, housekeeping has requested temporary restricted access from Tuesdays through Thursdays until 7:30 a.m. to allow thorough cleaning without interruptions. If approved, management will prepare signage to notify residents of the temporary closure.

Resident Requests and Amenities

- **Seating:** Residents have expressed concerns regarding insufficient seating at the Amenity Center and have requested additional folding chairs. Currently, pool furniture is being repurposed during events to accommodate seating needs.
- **Wooden Bench:** The wooden bench previously located under the window sill in the Amenity Center has been moved to the women's restroom alcove on the Fitness Center side. Management seeks Board guidance on whether the bench should remain in its current location or be returned to its original placement.

Storage Closet Concerns

The storage closet is becoming increasingly constrained due to additional items, including poker tables, cornhole boards, and decorative boxes. Management requests direction from the Board regarding storage optimization or potential relocation of items.

Sinkhole: Spotted Owl



Before



After

Sinkhole: Osprey Landing



Before



After

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



1 of 2

Facility Information

RESULT: Satisfactory

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

**Correct By: Next Inspection
Re-Inspection Date: None**

Type: Public Pool > 25000 Gallons
Owner: DPFPG
Person In Charge: DPFPG Phone: (321) 263-0132 ex. 737
PIC Email: jvaughn@vestapropertyservices.com
Pool Operator: DPFPG Phone: (321) 263-0132 ex. 737

Inspection Information

Purpose: Reinspection
Inspection Date: 2/26/2026

Begin Time: 10:30 AM
End Time: 11:00 AM

Additional Information

22. Free Chlorine	3.5	VOLUME	58140
23. pH	7.4	POOL LOAD	56
24. Chlor. Stabilizer		FLOW RATE	280
33. Flowmeter	300	NIGHT SWIM	No
34. Thermometer		FILTER TYPE	SP

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

Violation Markings

POOL AREA 1. Water Clarity/Algae Control X 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC POOL SAFETY 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line	17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC WATER QUALITY X 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer X 25. Spa Requirements-ORP EQUIPMENT ROOM 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder X 30. Chem. Container Label-FBC 31. Filter / Pump	32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals X 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other
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NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

Email

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



2 of 2

General Comments

POOL CLOSED for chemical violations.
Need access to pool equipment area for inspection. Please call (904)506-6173 to provide a form of access for the pool equipment area.

Email Address(es): districtap@dpfgmc.com;
dharden@vestapropertyservices.com;
jvaughn@vestapropertyservices.com

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

Violations Comments

Violation #2. Deck/Walkways

Paver tiles are sunk/raised along the pool collar left of the handicapped chair lift and on the right side of the single rail step entry directly in front of the pool depth tiles. Please level the sunken paver tiles so that they do not create a tripping hazard.

CODE REFERENCE: Deck/Walkway 64E-9.004(3); FBC 454.1.3.1.3; 454.1.7.7; 454.1.8.5. Pool deck areas shall be free from sediment, debris, dirt, standing water, and algae; and refinished as needed to maintain safety/sanitation. Wet decks shall be unobstructed.

Violation #21. Approved Test Kit

Two test kits observed on-site. Please dispose of the expired chemicals in the older test kit.

CODE REFERENCE: Approved Test Kit. 64E-9.004(10). All pools must have an approved test kit on site capable of testing free chlorine (with DPD reagent), combined chlorine, pH, calcium hardness and total alkalinity. Pools utilizing chlorine generators must have a sodium chloride test kit. Pools using quaternary ammonium compounds must have a quaternary ammonium test kit. Pools using chlorine stabilizer must have a cyanuric acid test kit. NSF 50 certified halogen test strips may only be used for an Epsom salt (MgSO₄) tank.

Violation #25. Spa Requirements-ORP

ORP had an overfeed alarm active. Please ensure that ORP is calibrated and operating per approved design at all times.

CODE REFERENCE: Spa 104°F, ORP, Oils. 64E-9.008(8) & (12). Spa pools have a maximum temperature of 104° F. Spas must have an ORP auto controller to aide in pH and disinfection with water potential between 700 and 850 millivolts, unless spa pool is exempt by age & size. Oils, minerals, and lotions may not be used by patrons.

Violation #30. Chem. Container Label-FBC

Chemicals not clearly labeled. Please label the Acid container.

CODE REFERENCE: Chemical Container/Labeled. FBC 454.1.6.5.16.2 & .3. Solution reservoirs shall have at least 50 percent storage capacity of the solution pump and shall be labeled.

Violation #44. Maintenance Log

Maintenance log not kept on a daily basis. Please ensure that the pool chemicals are tested and recorded on a daily basis in the pool maintenance log book.

CODE REFERENCE: Maintenance Log. 64E-9.004(11). Daily record must be kept for pH and disinfectant residual tested each day the pool is open for use, and weekly for Cyanuric Acid.

Inspection Conducted By: Autumn Groesbeck (52798)

Inspector Contact Number: Work: (904) 506-6118 ex.

Print Client Name:

Date: 2/26/2026

Inspector Signature:

Handwritten signature of Autumn Groesbeck.

Client Signature:

Email

EXHIBIT 2



6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: Feb 26, 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 3

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

Action Items From Meeting:

- DM to work with Marianne Porecca to reinstall FPL light shade
- DM to schedule Budget WS for March 16 @ 10:00AM
- AM to reach out to Comcast to see if they can test the wifi speeds and see if they recommend a booster.
- FOM get proposals to add outlets (add breaker, if needed) to amenity center and light to bocci ball court.
- FOM reposition dog park light to face the road
- FOM to contact vendors who provided pressure washing proposals to include fencing by the entrance gates.

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<p>March 23, 2026</p>	<p><i>Next Regular Meeting 4/27</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"> ○ 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"> • <i>Pressure washing proposals</i> • <i>Amenity Center Electric Improvement Proposals</i> <p><i>Discussions</i></p> <ul style="list-style-type: none"> • Budget Workshop • Parkland Preserve Street Lights <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 	<p><i>Action Items From Meeting:</i></p>
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

April 27, 2026	Regular Meeting: 06/22	<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"> • Approve Budget <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. 	<p><i>Action Items From Meeting:</i></p>

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 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, February 23, 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 Also present were:

15 Dana Harden	District Manager, Vesta District Services
16 Jarrod Vaughn	Vesta Property Services
17 Ken Thomas	Vesta Property Services
18 Ron Zastrocky <i>(via phone)</i>	Vesta Property Services
19 Bennett Davenport	District Counsel, Kutak Rock
20 Chris Reuther	District Engineer, Kimley-Horn

21 *The following is a summary of the discussions and actions taken at the February 23, 2026 Parkland*
22 *Preserve CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
23 *records request.*

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

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

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

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

35 Audience comments were heard regarding requests to restore the FPL streetlight shades, above-
36 ground pipes by the apartments, and respect in communications with the Board.

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

- 38 A. Vesta Property Services Amenity Manager Report
- 39 B. Exhibit 1: Charles Aquatics Service Reports (January 29)
- 40 C. Bland Landscaping Co

41 Ms. Harden noted that the contract with Bland Landscaping had been signed, and that they were
42 scheduled to begin work on District property starting March 1, with reports to follow.

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

44 A. District Manager

- 45 ➤ Exhibit 2: Meeting Matrix
- 46 ➤ Quorum Check: March 23, 2026, at 4:30 p.m.

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

49 Ms. Harden additionally noted that a budget workshop meeting would need to take place.
50 The Board scheduled a workshop meeting for March 16, at 10:00 a.m. Ms. Harden briefly
51 discussed the budget with the Board, noting estimates for repairs for upcoming items on
52 the reserve study.

53 B. District Counsel

54 Mr. Davenport noted that he had no updates on the Junior Davis dispute but planned on meeting
55 with them in the upcoming week.

56 C. District Engineer

57 On a MOTION by Mr. Mack, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board approved
58 for FPL to add one shade to the streetlight pole at Dovetail and Parkland Trail, for the Parkland Preserve
59 Community Development District.

- 60 ➤ Exhibit 3: Summary of Drainage Repairs at 84 Spotted Owl

61 Mr. Reuther provided an update on the completed repairs.

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

63 Mr. Mack requested for the Wi-fi connection strength and speeds in the Amenity Center to be
64 tested, as well as for research to be done for the efficacy of Wi-fi boosters.

65 Ms. Inman requested for quotes to be obtained for installing additional power outlets in the Amenity
66 Center, as there was currently a shortage.

67 Comments were made noting some interest from bocce ball players and a Supervisor requested for
68 quotes to add in permanent solar lighting for a Bocce ball area.

69 Additional discussion ensued regarding potentially reducing the frequency of meetings. Comments
70 were heard from Supervisors against this idea, indicating a need to maintain engagement with the
71 community.

72 Ms. Olson gave an overview of a recent incident where she had been hit by an e-bike while in a
73 crosswalk, and discussed safety with the Board. Further comments were made regarding a concept
74 for merging the CDD and HOA, with it being noted that the Villages may have this structure in
75 place as a model. Mr. Davenport stated that he was not personally familiar or involved with any
76 Districts with this structure, but noted that some Districts established agreements with community
77 HOAs to share the same maintenance vendors with the idea that this could provide for a more
78 uniform community appearance. Mr. Davenport commented that the number of public
79 improvements under Parkland Preserve CDD's purview was worth noting, and stated that he could

80 consult with a colleague for information without needing to charge billable hours associated with
81 more in-depth research.

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

83 A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular
84 Meeting Held January 26, 2026

85 B. Exhibit 5: Consideration for Acceptance – The January 2026 Unaudited Financial Report

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

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

89 A. Consideration of Sidewalk Pressure Washing Proposals

90 ➤ Exhibit 6: Amenity Management Group - \$2,324.00

91 ➤ Exhibit 7: Five Star Pressure Washing - \$4,300.00

92 In response to questions about the pricing for this quote, Ms. Harden noted that Five Star
93 would be supplying their own water tanks for the pressure washing.

94 ➤ Exhibit 8: Hydro Kleen Pressure Washing - \$2,633.52

95 These items were tabled to the next meeting, with the Board requesting that fencing be included in
96 revised scopes from the three vendors.

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

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

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

101 An audience member asked about if the CDD had a critical path laid out for planning the next 3 to
102 5 years. Ms. Harden provided an overview of the reserve study that charted out about 30 years of
103 expected lifespans of various capital improvements, and estimated repair and replacement times.
104 Ms. Harden stated that this was posted on the CDD website. The audience member additionally
105 spoke against the idea of merging the CDD and HOA, citing the CDD's governmental entity status.

106 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

109 On a MOTION by Mr. Mack, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board adjourned
110 the meeting at 6:03 p.m. for the Parkland Preserve Community Development District.

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

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

116

Signature

Printed Name

117 **Title:** **Secretary** **Assistant Secretary**

Signature

Printed Name

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

EXHIBIT 5

Parkland Preserve
Community Development District

Financial Statements
Unaudited

Period Ending
February 28, 2026



Parkland Preserve CDD

Balance Sheet

February 28, 2026

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
1 <u>Assets:</u>				
2 Cash	\$ 236,139	-	478	\$ 236,618
3 Cash Sweep	\$ 1,211,356	-	-	\$ 1,211,356
4 General Sub-account	-	-	-	-
5 Revenue	-	408,124	-	408,124
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	21,722	22,429	-	44,151
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	697,219	-	697,219
18 Prepaid	-	-	-	-
19 Deposits	3,900	-	-	3,900
20 <u>Total Assets</u>	\$ 1,473,117	1,900,259	478	\$ 3,373,854
21 <u>Liabilities:</u>				
22 Accounts Payable	494	-	-	494
23 Due to Other Funds	697,219	-	-	697,219
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	21,722	22,429	-	44,151
26 Retainage Payable	-	-	-	-
27 <u>Total Liabilities</u>	\$ 719,435	22,429	-	\$ 741,864
28 <u>Fund Balance:</u>				
29 Non-Spendable:				
30 Deposits & Prepaid	3,900	-	-	3,900
31 Restricted for:				
32 Debt Service	-	1,877,830	-	1,877,830
33 Capital Projects	-	-	478	478
34 Unassigned	749,782	-	-	749,782
35 <u>Total Fund Balance</u>	\$ 753,682	1,877,830	478	\$ 2,631,990
36 <u>Total Liabilities & Fund Balance</u>	\$ 1,473,117	1,900,259	478	\$ 3,373,854

Parkland Preserve CDD
General Fund
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2025 to February 28, 2026

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 689,500	\$ 32,764	\$ 667,778	\$ (21,722)	96.85%
3 Excess Assessments	-	-	-	-	0.00%
4 Miscellaneous Revenue	-	550	1,325	1,325	950.00%
5 Interest	-	2,892	5,934	5,934	0.00%
6 Total Revenue	689,500	36,207	675,037	(14,463)	97.90%
7 Expenditures:					
8 General Administrative:					
9 Supervisors Compensation	10,000	800	3,000	(7,000)	30.00%
10 Management Consulting Services	38,000	3,167	15,833	(22,167)	41.67%
11 Administrative Services	2,087	174	870	(1,217)	41.67%
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	-	9,291	(30,709)	23.23%
16 Legal Services	70,000	3,009	20,567	(49,433)	29.38%
17 Website Hosting	2,316	253	2,780	464	120.03%
18 Total General Administrative	166,828	7,402	52,607	(114,221)	31.53%
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	-	650	(650)	50.00%
26 Total Debt Administration	16,500	-	13,717	(2,783)	83.13%
27 Physical Environment:					
28 Field Manager	30,633	2,553	12,764	(17,869)	41.67%
29 Electricity (Irrigation & Pond Pumps)	6,238	513	2,549	(3,689)	40.86%
30 Streetpole Lighting	23,039	2,108	8,558	(14,481)	37.15%
31 Water (County)	6,840	319	1,686	(5,154)	24.65%
32 Landscaping Maintenance	65,000	5,220	26,538	(38,463)	40.83%
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	5,125	(7,415)	40.87%
37 Remote Security	6,062	568	2,727	(3,335)	44.99%
38 Gate Management	1,260	105	592	(668)	47.02%
39 Gate Access Cards	3,200	-	346	(2,854)	10.81%
40 Receptionist/Call Boxes	4,800	125	500	(4,300)	10.42%
41 Gate Repair	6,500	-	4,555	(1,945)	70.08%
42 Amenity & Community Maint & Repair	29,000	154	7,484	(21,516)	25.81%
43 Field Contingency	62,000	-	489	(61,511)	0.79%
44 Total Physical Environment	279,689	12,690	73,913	(205,776)	26.43%
45 Amenity Center Operations:					
46 Pool Service Contract	26,500	2,310	13,332	(13,169)	50.31%
47 Pool Permit	250	-	-	(250)	0.00%
48 Amenity Management	28,878	2,407	12,033	(16,846)	41.67%
49 Amenity Website & E-Blast	500	-	-	(500)	0.00%
50 Amenity Janitorial Services	10,804	922	5,260	(5,544)	48.69%
51 Amenity Center Internet	5,714	203	1,597	(4,117)	27.95%
52 Amenity Center Pest Control	2,000	160	755	(1,245)	37.73%

53	Refuse Service	1,654	153	724	(930)	43.80%
54	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0.00%
55	Total Amenity Center Operations	98,432	6,155	33,700	(64,732)	34.24%
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	26,247	200,291	(489,209)	29.05%
60	Other Financing Sources (Uses):					
61	Transfers In		-	-		
62	Transfers Out					
63	Total Other Financing Sources (Uses)		-	-		
64	Excess Revenue Over (Under) Expenditures		9,959	474,747		
65	Fund Balance - Beginning	3,744		278,935		
66	Fund Balance - Ending			\$ 753,682		

Parkland Preserve CDD
Debt Service 2019A
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2025 to February 28, 2026

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 711,963	\$ 33,832	\$ 689,533	\$ (22,429)	96.85%
3 Excess Assessments		-		-	0.00%
4 Prepayment Income		-		-	0.00%
5 Interest		3,421	19,777	19,777	5457.00%
6 Total Revenue	711,963	37,253	709,310	(2,653)	99.63%
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	37,253	451,588		
19 Fund Balance - Beginning			1,426,241		
20 Fund Balance - Ending			\$ 1,877,830		

Parkland Preserve CDD
Acquisition & Construction
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2025 to February 28, 2026

		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	02/02/2026	100672	Vesta Property Services Inc	Invoice: 430573 (Reference: Amenity Management.)		8,357.91
	Bill Pmt -Check	02/03/2026	100673	Vesta District Services	Invoice: 430659 (Reference: Management Fees Feb 26.)		3,408.58
	Bill Pmt -Check	02/03/2026	100674	Cintas Corporation	Invoice: 9357592618 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
	Bill Pmt -Check	02/03/2026	100675	Hi-Tech System Associates, Inc.	Invoice: 437572 (Reference: Alarm Monitoring Feb 26.)		279.85
	Bill Pmt -Check	02/03/2026	100676	Charles Aquatics, Inc	Invoice: 55025 (Reference: Aquatic Management Services for 6 ponds.)		1,025.00
	Bill Pmt -Check	02/03/2026	100677	Kutak Rock LLP	Invoice: 3689509 (Reference: General Counsel Dec 25.)		560.50
	Bill Pmt -Check	02/03/2026	100678	First Place Fitness Equipment, Inc.	Invoice: WO-47216 (Reference: Quarterly PM Fitness Equipment.)		149.95
	Transfer	02/03/2026			Funds Transfer	3,729.00	
	Transfer	02/03/2026			Funds Transfer		21.23
	Bill Pmt -Check	02/04/2026	020426ACH1	Waste Pro - Palm Coast	Solid waste service		153.24
	Transfer	02/04/2026			Funds Transfer	1,762.04	
	Deposit	02/09/2026			Deposit	550.00	
	Transfer	02/09/2026			Funds Transfer		275.00
	Bill Pmt -Check	02/10/2026	1569	Alfred W. Myslicki, Jr.	BOS Meeting 1/26/26		200.00
	Bill Pmt -Check	02/10/2026	1570	Clare M. Olson	BOS Meeting 1/26/26		200.00
	Bill Pmt -Check	02/10/2026	1571	James L. Mack, Jr.	BOS Meeting 1/26/26		200.00
	Bill Pmt -Check	02/10/2026	1572	Kimberly D. Inman	BOS Meeting 1/26/26		200.00
	Bill Pmt -Check	02/10/2026	100679	GateHouse Parts Direct, LLC	Invoice: I-013026-17 (Reference: Bar Code Stickers.)		521.00
	Transfer	02/10/2026			Funds Transfer	12,051.99	
	Bill Pmt -Check	02/13/2026	021326ACH1	Orkin	Reference: Pest Control.		159.79
	Transfer	02/13/2026			Funds Transfer	159.79	
	Transfer	02/17/2026			Funds Transfer	721.00	
	Bill Pmt -Check	02/18/2026	100680	DoorKing, Inc.	Invoice: 2693040 (Reference: 1/12/26 - 2/11/26.)		75.95
	Bill Pmt -Check	02/18/2026	100681	All Weather Contractors, Inc.	Invoice: 207226 (Reference: Plumbing Service Call.)		205.00
	Transfer	02/18/2026			Funds Transfer	1,188.59	
	Bill Pmt -Check	02/18/2026	021826ACH1	St. Johns County Utility Department	835 Parkland Trl - 12/18/25 - 1/19/26		317.78
	Bill Pmt -Check	02/18/2026	021826ACH2	Florida Power & Light	100 Parkland Trail - Jan 6, 2026 to Feb 5, 2026		870.81
	Bill Pmt -Check	02/19/2026	021926ACH1	AT&T	Internet 1/28/26 - 2/27/26		149.80
	Transfer	02/19/2026			Funds Transfer	830.75	
	Transfer	02/20/2026			Funds Transfer		66,596.08
	Deposit	02/20/2026			Deposit	66,596.08	
	Transfer	02/23/2026			Funds Transfer	366.48	
	Bill Pmt -Check	02/23/2026	022326ACH1	US Bank Credit Card	Various Purchases 12/30/25 - 1/27/26		366.48
	Bill Pmt -Check	02/24/2026	100682	Contact One	Invoice: 260201170101 (Reference: 3/1/26 - 3/31/26.)		212.50
	Bill Pmt -Check	02/24/2026	100683	Integrated Access Solutions LLC	Invoice: 5532 (Reference: PM Service Feb 26.)		125.00
	Bill Pmt -Check	02/24/2026	100684	Kimley Horn	Invoice: 045496000-1125 (Reference: Engineering Services Nov 25.) Invoice: 045496000-1225 (Re...		9,290.85
	Bill Pmt -Check	02/24/2026	100685	Kutak Rock LLP	Invoice: 3702072 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3702070 (Refere...		3,008.82
	Bill Pmt -Check	02/24/2026	100686	Green Earth Pest Control & Lawn Maint	Invoice: 67932 (Reference: Landscape and Pest Control.)		5,220.00
	Bill Pmt -Check	02/24/2026	022426ACH1	AT&T	Internet 2/2/25 - 3/1/26		203.30
	Bill Pmt -Check	02/24/2026	022426ACH2	Florida Power & Light	795 Parkland Trail, #IRR Jan 12, 2026 to Feb 12, 2026		35.02
	Bill Pmt -Check	02/24/2026	022426ACH3	Florida Power & Light	565 PARKLAND TRL # ENT Jan 12, 2026 to Feb 12, 2026		37.85
	Bill Pmt -Check	02/24/2026	022426ACH4	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2026 to Feb 12, 2026		478.35
	Bill Pmt -Check	02/24/2026	022426ACH5	Florida Power & Light	100 PARKLAND TRL Jan 12, 2026 to Feb 12, 2026		1,198.95
	Transfer	02/24/2026			Funds Transfer	1,953.47	
	Bill Pmt -Check	02/25/2026	1573	Alfred W. Myslicki, Jr.	BOS Meeting 2/23/26		200.00
	Bill Pmt -Check	02/25/2026	1574	Clare M. Olson	BOS Meeting 2/23/26		200.00
	Bill Pmt -Check	02/25/2026	1575	James L. Mack, Jr.	BOS Meeting 2/23/26		200.00
	Bill Pmt -Check	02/25/2026	1576	Kimberly D. Inman	BOS Meeting 2/23/26		200.00
	Transfer	02/25/2026			Funds Transfer	5,557.50	
	Bill Pmt -Check	02/26/2026	100687	Hawkins Inc.	Invoice: 7326547 (Reference: Pool Chemicals.)		102.00
	Deposit	02/28/2026			Interest		19.18
Total 1101000 - Cash- Operating Account						95,485.87	105,160.59
1101010 - BU Sweep							
	Transfer	02/03/2026			Funds Transfer		3,729.00

Parkland Preserve CDD
GL Detail
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Transfer	02/03/2026			Funds Transfer	21.23	
	Transfer	02/04/2026			Funds Transfer		1,762.04
	Transfer	02/09/2026			Funds Transfer	275.00	
	Transfer	02/10/2026			Funds Transfer		12,051.99
	Transfer	02/13/2026			Funds Transfer		159.79
	Transfer	02/17/2026			Funds Transfer		721.00
	Transfer	02/18/2026			Funds Transfer		1,188.59
	Transfer	02/19/2026			Funds Transfer		830.75
	Transfer	02/20/2026			Funds Transfer	66,596.08	
	Transfer	02/23/2026			Funds Transfer		366.48
	Transfer	02/24/2026			Funds Transfer		1,953.47
	Transfer	02/25/2026			Funds Transfer		5,557.50
	Deposit	02/28/2026			Interest	2,873.14	
Total 1101010 · BU Sweep						69,765.45	28,320.61
7255900 · 2019A - Revenue							
	Deposit	02/02/2026			Interest	1,142.71	
	Transfer	02/04/2026			Funds Transfer	2,278.39	
Total 7255900 · 2019A - Revenue						3,421.10	0.00
7256000 · 2019A - DS Reserve							
	Deposit	02/02/2026			Interest	2,278.39	
	Transfer	02/04/2026			Funds Transfer		2,278.39
Total 7256000 · 2019A - DS Reserve						2,278.39	2,278.39
1131005 · On Roll Assessment Receivable							
	General Journal	02/28/2026	145		Tax Distribution January 2026		32,764.34
Total 1131005 · On Roll Assessment Receivable						0.00	32,764.34
2131001 · Due From GF 001 (201)							
	General Journal	02/28/2026	145		Tax Distribution January 2026	33,831.74	
Total 2131001 · Due From GF 001 (201)						33,831.74	0.00
2131005 · DS On Roll Assessment Rec							
	General Journal	02/28/2026	145		Tax Distribution January 2026		33,831.74
Total 2131005 · DS On Roll Assessment Rec						0.00	33,831.74
1202000 · Accounts Payable							
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.		8,357.91
	Bill	02/01/2026	0000472080	Waste Pro - Palm Coast	Solid waste service		153.24
	Bill	02/01/2026	430659	Vesta District Services	Reference: Management Fees Feb 26.		3,408.58
	Bill	02/01/2026	437572	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring Feb 26.		279.85
	Bill	02/01/2026	55025	Charles Aquatics, Inc	Reference: Aquatic Management Services for 6 ponds.		1,025.00
	Bill	02/01/2026	309264701 2/26	AT&T	Internet 2/2/25 - 3/1/26		203.30
	Bill Pmt -Check	02/02/2026	100672	Vesta Property Services Inc	Invoice: 430573 (Reference: Amenity Management.)	8,357.91	
	Bill Pmt -Check	02/03/2026	100673	Vesta District Services	Invoice: 430659 (Reference: Management Fees Feb 26.)	3,408.58	
	Bill Pmt -Check	02/03/2026	100674	Cintas Corporation	Invoice: 9357592618 (Reference: AED AUTOMATIC AGREEMENT.)	154.00	
	Bill Pmt -Check	02/03/2026	100675	Hi-Tech System Associates, Inc.	Invoice: 437572 (Reference: Alarm Monitoring Feb 26.)	279.85	
	Bill Pmt -Check	02/03/2026	100676	Charles Aquatics, Inc	Invoice: 55025 (Reference: Aquatic Management Services for 6 ponds.)	1,025.00	
	Bill Pmt -Check	02/03/2026	100677	Kutak Rock LLP	Invoice: 3689509 (Reference: General Counsel Dec 25.)	560.50	
	Bill Pmt -Check	02/03/2026	100678	First Place Fitness Equipment, Inc.	Invoice: WO-47216 (Reference: Quarterly PM Fitness Equipment.)	149.95	
	Bill Pmt -Check	02/04/2026	020426ACH1	Waste Pro - Palm Coast	Solid waste service	153.24	
	Bill	02/05/2026	12378-76105 2/26	Florida Power & Light	100 Parkland Trail - Jan 6, 2026 to Feb 5, 2026		870.81
	Bill	02/05/2026	7326547	Hawkins Inc.	Reference: Pool Chemicals.		102.00
	Bill Pmt -Check	02/10/2026	1569	Alfred W. Myslicki, Jr.	BOS Meeting 1/26/26	200.00	
	Bill Pmt -Check	02/10/2026	1570	Clare M. Olson	BOS Meeting 1/26/26	200.00	
	Bill Pmt -Check	02/10/2026	1571	James L. Mack, Jr.	BOS Meeting 1/26/26	200.00	
	Bill Pmt -Check	02/10/2026	1572	Kimberly D. Inman	BOS Meeting 1/26/26	200.00	
	Bill Pmt -Check	02/10/2026	100679	GateHouse Parts Direct, LLC	Invoice: I-013026-17 (Reference: Bar Code Stickers.)	521.00	
	Bill	02/11/2026	290388390	Orkin	Reference: Pest Control.		159.79
	Bill	02/12/2026	00268-43268 2/26	Florida Power & Light	795 Parkland Trail, #IRR Jan 12, 2026 to Feb 12, 2026		35.02

**Parkland Preserve CDD
GL Detail
FY2026**

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	02/12/2026	80159-46489 2/26	Florida Power & Light	100 PARKLAND TRL Jan 12, 2026 to Feb 12, 2026		1,198.95
	Bill	02/12/2026	51433-49560 2/26	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2026 to Feb 12, 2026		478.35
	Bill	02/12/2026	07380-54261 2/26	Florida Power & Light	565 PARKLAND TRL # ENT Jan 12, 2026 to Feb 12, 2026		37.85
	Bill	02/12/2026	2693040	DoorKing, Inc.	Reference: 1/12/26 - 2/11/26.		75.95
	Bill Pmt -Check	02/13/2026	021326ACH1	Orkin	Reference: Pest Control.	159.79	
	Bill Pmt -Check	02/18/2026	100680	DoorKing, Inc.	Invoice: 2693040 (Reference: 1/12/26 - 2/11/26.)	75.95	
	Bill Pmt -Check	02/18/2026	100681	All Weather Contractors, Inc.	Invoice: 207226 (Reference: Plumbing Service Call.)	205.00	
	Bill Pmt -Check	02/18/2026	021826ACH1	St. Johns County Utility Department	835 Parkland Trl - 12/18/25 - 1/19/26		317.78
	Bill Pmt -Check	02/18/2026	021826ACH2	Florida Power & Light	100 Parkland Trail - Jan 6, 2026 to Feb 5, 2026		870.81
	Bill Pmt -Check	02/19/2026	021926ACH1	AT&T	Internet 1/28/26 - 2/27/26	149.80	
	Bill	02/19/2026	5532	Integrated Access Solutions LLC	Reference: PM Service Feb 26.		125.00
	Bill	02/20/2026	3702070	Kutak Rock LLP	Reference: General Counsel Jan 26.		2,640.32
	Bill	02/20/2026	3702072	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		368.50
	Bill	02/20/2026	260201170101	Contact One	Reference: 3/1/26 - 3/31/26.		212.50
	Bill	02/20/2026	67932	Green Earth Pest Control & Lawn Maint	Reference: Landscape and Pest Control.		5,220.00
	Bill Pmt -Check	02/23/2026	022326ACH1	US Bank Credit Card	Various Purchases 12/30/25 - 1/27/26	366.48	
	Bill	02/23/2026	576585-139614 2/26	St. Johns County Utility Department	835 Parkland Trl - 1/19/26 - 2/19/26		319.10
	Bill Pmt -Check	02/24/2026	100682	Contact One	Invoice: 260201170101 (Reference: 3/1/26 - 3/31/26.)	212.50	
	Bill Pmt -Check	02/24/2026	100683	Integrated Access Solutions LLC	Invoice: 5532 (Reference: PM Service Feb 26.)	125.00	
	Bill Pmt -Check	02/24/2026	100684	Kimley Horn	Invoice: 045496000-1125 (Reference: Engineering Services Nov 25.) Invoice: 045496000-1225 (Re...	9,290.85	
	Bill Pmt -Check	02/24/2026	100685	Kutak Rock LLP	Invoice: 3702072 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3702070 (Refere...	3,008.82	
	Bill Pmt -Check	02/24/2026	100686	Green Earth Pest Control & Lawn Maint	Invoice: 67932 (Reference: Landscape and Pest Control.)	5,220.00	
	Bill Pmt -Check	02/24/2026	022426ACH1	AT&T	Internet 2/2/25 - 3/1/26	203.30	
	Bill Pmt -Check	02/24/2026	022426ACH2	Florida Power & Light	795 Parkland Trail, #IRR Jan 12, 2026 to Feb 12, 2026	35.02	
	Bill Pmt -Check	02/24/2026	022426ACH3	Florida Power & Light	565 PARKLAND TRL # ENT Jan 12, 2026 to Feb 12, 2026	37.85	
	Bill Pmt -Check	02/24/2026	022426ACH4	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2026 to Feb 12, 2026	478.35	
	Bill Pmt -Check	02/24/2026	022426ACH5	Florida Power & Light	100 PARKLAND TRL Jan 12, 2026 to Feb 12, 2026	1,198.95	
	Bill	02/24/2026	7521835 Reimb	Tanya Mathews	Furniture Sliders		21.28
	Bill	02/25/2026	22326	Alfred W. Myslicki, Jr.	BOS Meeting 2/23/26		200.00
	Bill	02/25/2026	22326	Clare M. Olson	BOS Meeting 2/23/26		200.00
	Bill	02/25/2026	22326	Kimberly D. Inman	BOS Meeting 2/23/26		200.00
	Bill	02/25/2026	22326	James L. Mack, Jr.	BOS Meeting 2/23/26		200.00
	Bill Pmt -Check	02/25/2026	1573	Alfred W. Myslicki, Jr.	BOS Meeting 2/23/26	200.00	
	Bill Pmt -Check	02/25/2026	1574	Clare M. Olson	BOS Meeting 2/23/26	200.00	
	Bill Pmt -Check	02/25/2026	1575	James L. Mack, Jr.	BOS Meeting 2/23/26	200.00	
	Bill Pmt -Check	02/25/2026	1576	Kimberly D. Inman	BOS Meeting 2/23/26	200.00	
	Bill Pmt -Check	02/26/2026	100687	Hawkins Inc.	Invoice: 7326547 (Reference: Pool Chemicals.)	102.00	
	Bill	02/28/2026	9361653003	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
Total 1202000 · Accounts Payable						38,268.28	26,247.30
1202105 · Deferred On Roll Assessment							
	General Journal	02/28/2026	145		Tax Distribution January 2026	32,764.34	
Total 1202105 · Deferred On Roll Assessment						32,764.34	0.00
1207001 · DTFD- Due to Debt Service Fund							
	General Journal	02/28/2026	145		Tax Distribution January 2026		33,831.74
Total 1207001 · DTFD- Due to Debt Service Fund						0.00	33,831.74
2230005 · Deferred Assessments DS2019							
	General Journal	02/28/2026	145		Tax Distribution January 2026	33,831.74	
Total 2230005 · Deferred Assessments DS2019						33,831.74	0.00
1300000 · Temp Deposits - GF							
	Deposit	02/20/2026			St. Johns County Tax Collector		66,596.08
	General Journal	02/28/2026	145		Tax Distribution January 2026	66,596.08	
Total 1300000 · Temp Deposits - GF						66,596.08	66,596.08
1363001 · Special Assessments - On Roll							
1363111 · Assessments On Roll							
	General Journal	02/28/2026	145		Tax Distribution January 2026		32,764.34

**Parkland Preserve CDD
GL Detail
FY2026**

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1363111 · Assessments On Roll						0.00	32,764.34
Total 1363001 · Special Assessments - On Roll						0.00	32,764.34
1363005 · Interest - Investments							
	Deposit	02/28/2026			Interest		19.18
	Deposit	02/28/2026			Interest		2,873.14
Total 1363005 · Interest - Investments						0.00	2,892.32
1363097 · Gate Access Cards							
	Deposit	02/09/2026	6716		Olson		25.00
	Deposit	02/09/2026	1192		Morrison		25.00
	Deposit	02/09/2026	7880		Baumann		25.00
	Deposit	02/09/2026	2677		Kovac		25.00
	Deposit	02/09/2026	630		Spence		25.00
	Deposit	02/09/2026	1685		Hoefle		25.00
	Deposit	02/09/2026	265		Morros		50.00
	Deposit	02/09/2026	7694		Ewing		25.00
	Deposit	02/09/2026	3868		Hinte		25.00
	Deposit	02/09/2026	128		Holowienka		25.00
	Deposit	02/09/2026	10318		Talbott		25.00
	Deposit	02/09/2026	200		Fackler		25.00
	Deposit	02/09/2026	772057163		Oleson		25.00
	Deposit	02/09/2026	2062		Ball		100.00
	Deposit	02/09/2026	181		Antolos		50.00
	Deposit	02/09/2026	1026		Siira		50.00
Total 1363097 · Gate Access Cards						0.00	550.00
2361001 · Interest - Investment 201							
	Deposit	02/02/2026			Interest		1,142.71
	Deposit	02/02/2026			Interest		2,278.39
Total 2361001 · Interest - Investment 201						0.00	3,421.10
2363109 · SPEC Assessment On Roll 201							
	General Journal	02/28/2026	145		Tax Distribution January 2026		33,831.74
Total 2363109 · SPEC Assessment On Roll 201						0.00	33,831.74
1100000 · Administrative							
1511001 · Supervisors Compensation							
	Bill	02/25/2026	22326	Alfred W. Myslicki, Jr.	BOS Meeting 2/23/26	200.00	
	Bill	02/25/2026	22326	Clare M. Olson	BOS Meeting 2/23/26	200.00	
	Bill	02/25/2026	22326	Kimberly D. Inman	BOS Meeting 2/23/26	200.00	
	Bill	02/25/2026	22326	James L. Mack, Jr.	BOS Meeting 2/23/26	200.00	
Total 1511001 · Supervisors Compensation						800.00	0.00
1513025 · Management Consulting Services							
	Bill	02/01/2026	430659	Vesta District Services	Reference: Management Fees Feb 26.	3,166.66	
Total 1513025 · Management Consulting Services						3,166.66	0.00
1513029 · Administrative Services							
	Bill	02/01/2026	430659	Vesta District Services	Reference: Management Fees Feb 26.	173.92	
Total 1513029 · Administrative Services						173.92	0.00
1514010 · Legal Services							
	Bill	02/20/2026	3702070	Kutak Rock LLP	Reference: General Counsel Jan 26.	2,640.32	
	Bill	02/20/2026	3702072	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.	368.50	
Total 1514010 · Legal Services						3,008.82	0.00
1514020 · Website Hosting & Management							
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
	Bill	02/01/2026	430659	Vesta District Services	Reference: Management Fees Feb 26.	68.00	
Total 1514020 · Website Hosting & Management						253.00	0.00
Total 1100000 · Administrative						7,402.40	0.00
1160000 · Physical Environment							
1513012 · Field Manager							

Parkland Preserve CDD
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.	2,552.75	
Total 1513012 · Field Manager						2,552.75	0.00
1513013 · Remote Security							
	Bill	02/01/2026	437572	Hi-Tech System Associates, Inc.	Reference: Alarm Monitoring Feb 26.	279.85	
	Bill	02/12/2026	2693040	DoorKing, Inc.	Reference: 1/12/26 - 2/11/26.	75.95	
	Bill	02/20/2026	260201170101	Contact One	Reference: 3/1/26 - 3/31/26.	212.50	
Total 1513013 · Remote Security						568.30	0.00
1513019 · Gate Management							
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.	105.00	
Total 1513019 · Gate Management						105.00	0.00
1513045 · Electricity (Irrig and Pumps)							
	Bill	02/12/2026	00268-43268 2/26	Florida Power & Light	795 Parkland Trail, #IRR Jan 12, 2026 to Feb 12, 2026	35.02	
	Bill	02/12/2026	51433-49560 2/26	Florida Power & Light	661 Parkland Trl #Fountain Jan 12, 2026 to Feb 12, 2026	478.35	
Total 1513045 · Electricity (Irrig and Pumps)						513.37	0.00
1513052 · Electricity(Streetlights)							
	Bill	02/05/2026	12378-76105 2/26	Florida Power & Light	100 Parkland Trail - Jan 6, 2026 to Feb 5, 2026	870.81	
	Bill	02/12/2026	80159-46489 2/26	Florida Power & Light	100 PARKLAND TRL Jan 12, 2026 to Feb 12, 2026	1,198.95	
	Bill	02/12/2026	07380-54261 2/26	Florida Power & Light	565 PARKLAND TRL # ENT Jan 12, 2026 to Feb 12, 2026	37.85	
Total 1513052 · Electricity(Streetlights)						2,107.61	0.00
1513059 · Receptionist/Call Boxes							
	Bill	02/19/2026	5532	Integrated Access Solutions LLC	Reference: PM Service Feb 26.	125.00	
Total 1513059 · Receptionist/Call Boxes						125.00	0.00
1530000 · Water (County)							
	Bill	02/23/2026	576585-139614 2/26	St. Johns County Utility Department	835 Parkland Trl - 1/19/26 - 2/19/26	319.10	
Total 1530000 · Water (County)						319.10	0.00
1530010 · Landscaping Maintenance							
	Bill	02/20/2026	67932	Green Earth Pest Control & Lawn Maint	Reference: Landscape and Pest Control.	5,220.00	
Total 1530010 · Landscaping Maintenance						5,220.00	0.00
1541020 · Env. Mitigation & Pond Maint							
	Bill	02/01/2026	55025	Charles Aquatics, Inc	Reference: Aquatic Management Services for 6 ponds.	1,025.00	
Total 1541020 · Env. Mitigation & Pond Maint						1,025.00	0.00
1573015 · Amenity & Community Maint & Rep							
	Bill	02/28/2026	9361653003	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1573015 · Amenity & Community Maint & Rep						154.00	0.00
Total 1160000 · Physical Environment						12,690.13	0.00
1180000 · Amenity Center Operations							
1541050 · Pool Service Contract							
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.	2,208.33	
	Bill	02/05/2026	7326547	Hawkins Inc.	Reference: Pool Chemicals.	102.00	
Total 1541050 · Pool Service Contract						2,310.33	0.00
1541056 · Amenity Ctr Cleaning & Maint							
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.	900.33	
	Bill	02/24/2026	7521835 Reimb	Tanya Mathews	Furniture Sliders	21.28	
Total 1541056 · Amenity Ctr Cleaning & Maint						921.61	0.00
1541058 · Amenity Management							
	Bill	02/01/2026	430573	Vesta Property Services Inc	Reference: Amenity Management.	2,406.50	
Total 1541058 · Amenity Management						2,406.50	0.00
1541091 · Amenity Ctr Internet							
	Bill	02/01/2026	309264701 2/26	AT&T	Internet 2/2/25 - 3/1/26	203.30	
Total 1541091 · Amenity Ctr Internet						203.30	0.00
1542060 · Amenity Center Pest Control							
	Bill	02/11/2026	290388390	Orkin	Pest Control.	159.79	
Total 1542060 · Amenity Center Pest Control						159.79	0.00
1546035 · Refuse Service							

Parkland Preserve CDD
GL Detail
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	02/01/2026	0000472080	Waste Pro - Palm Coast	Solid waste service	153.24	
Total 1546035 - Refuse Service						<u>153.24</u>	<u>0.00</u>
Total 1180000 - Amenity Center Operations						<u>6,154.77</u>	<u>0.00</u>
TOTAL						<u>402,490.29</u>	<u>402,490.29</u>

EXHIBIT 6

**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	