



***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
April 27, 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, April 27, 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, April 27, 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. Staff Reports

A. District Manager

- Meeting Matrix
- Quorum Check: June 22, 2026 at 4:30 p.m.

[Exhibit 1](#)

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

V. Vendor Reports

A. Vesta Property Services Amenity Manager Report [Exhibit 2](#)

B. Charles Aquatics Service Report [Exhibit 3](#)

C. Bland Landscaping Co.

VI. Supervisors Requests

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 23, 2026 [Exhibit 4](#)

B. Consideration for Acceptance – The March 2026 Unaudited Financial Report [Exhibit 5](#)

VIII. Business Matters

A. Presentation of Proposed FY 2026-2027 Budget [Exhibit 6](#)

B. Consideration & Adoption of **Resolution 2026-03**, Approving Proposed FY 2027 Budget and Setting a Public Hearing [Exhibit 7](#)

C. Consideration & Adoption of **Resolution 2026-04**, Setting a Rules of Procedure Public Hearing [Exhibit 8](#)

D. Consideration of Beaches Electrical Service Proposal – Two 20-amp Circuits - \$4,100.00 [Exhibit 9](#)

E. Consideration of Pickled Court North Florida Resurfacing Proposal – Courts 3 and 4 - \$14,500.00 [Exhibit 10](#)

IX. Discussion Topics

A. Presentation of FPL Shade Approval Form [Exhibit 11](#)

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

XI. Adjournment

EXHIBIT 1

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

March 23, 2026

*Next
Regular
Meeting
4/27*

Presentations

Consent Agenda Items

- Meeting Minutes
 - 02/23/2026 Regular Meeting

- Unaudited Financials
 - February 2026

Business Items

- *Pressure washing proposals*
- *Amenity Center Electric Improvement Proposals*

Discussions

- Budget Workshop
- Parkland Preserve Street Lights

Staff Reports

- District Manager
 - Meeting Matrix

- District Counsel
 - TBD

- District Engineer
- Amenity Manager

Action Items From Meeting:

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<p>April 27, 2026</p>	<p>Regular Meeting: 06/22</p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ○ 3/23/2026 Regular Meeting • Unaudited Financials <ul style="list-style-type: none"> ○ January 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none"> • 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/Bland Landscaping	
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 2

Parkland Preserve

COMMUNITY DEVELOPMENT DISTRICT

Amenity Manager's Report



Prepared For The
Parkland Preserve CDD
April 2026

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

AMENITY UPDATES

Management Report- April 2026

For the month of April, operations proceeded as normal with no atypical items to report.

Management is seeking Board guidance regarding the temporary opening of the community's front gates for special events. On April 1st, Management was notified that the HOA had distributed correspondence to homeowners indicating the gates would be held open from 7:30 AM to 1:00 PM in connection with a planned community garage sale. It was subsequently confirmed that the CDD had not been made aware of this request, and therefore, proper approval was not obtained prior to the communication being issued.

Management advised the HOA that any future requests of this nature must be presented to and approved by the Board at a duly noticed meeting prior to distribution to residents. However, given that notice had already been provided to the community, arrangements as a courtesy were made to have the gates open during the requested timeframe.

For future occurrences, Management requests direction from the Board on whether standing authorization may be granted for limited, annual events such as a community garage sale, or similar functions, to allow for gate access without requiring repeated approvals at meetings.

Management also met with the resident at 143 Eagles Landing Lane regarding concerns about sod located on CDD property adjacent to their home (photos to be included). Following an assessment by Bland Landscaping, it was determined that there is some die-back in the Bahia grass bordering the St. Augustine turf. This condition may be the result of overspray during treatment applications in the fall or winter months.

Bland Landscaping does not recommend re-sodding the area due to the lack of irrigation necessary to sustain new sod. Instead, they have recommended seeding as a more viable option, which would need to be timed with the onset of regular afternoon rainfall in the coming months. Management is requesting Board direction on how to proceed.

143 Eagles Landing Ln



HOMEOWNER CONCERNS

Management was contacted by a homeowner who inquired about issuing a community reminder regarding the handling of misdelivered mail, noting this as a common courtesy concern within the neighborhood. Management advised that matters related to mail delivery fall under the jurisdiction of USPS and are outside the scope of Association oversight. However, the concern is being presented to the Board for consideration as to whether signage or a general reminder at the mail kiosks would be appropriate.

EXHIBIT 3



6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: March 31, 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: Needs algae treatment, winds are too strong this week to apply chemicals.



Pond 4: Pond in good condition, vegetation is decaying.



Pond 5: Pond in good condition.



Pond 6: Vegetation is decaying around pond edge.



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, March 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 (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Dana Harden	District Manager, Vesta District Services
16 Jarrod Vaughn (<i>via phone</i>)	Vesta Property Services
17 Ken Thomas	Vesta Property Services
18 Ron Zastrocky	Vesta Property Services
19 Bennett Davenport (<i>via phone</i>)	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 March 23, 2026 Parkland Preserve*
22 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
23 *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 (*Mr. Mack joined the meeting at 4:32 p.m.*)

36 An audience member requested for lines to be painted on the road at the corner in front of the dog
37 park, as cars tended to take the corner too wide which was endangering pedestrians and bikers.

38 An audience member noted that a green box out by the apartments entrance was sinking and
39 expressed concerns about there being a void underneath. The audience member also suggested that
40 the Board or management look into solar programs to alleviate electric costs for the amenity center
41 and pumps.

42 Ms. Harden noted that a resident not in attendance had submitted a comment with a list of fellow
43 residents that had signed a request for the Board to move the furniture in the amenity center room
44 back to the center to improve the acoustics.

45 **FOURTH ORDER OF BUSINESS – Staff Reports**

46 A. District Manager

47 Ms. Harden noted that the staff reports had been shifted earlier in the meeting agenda to reduce
48 costs associated with attendance time.

- 49 ➤ Exhibit 1: Meeting Matrix
- 50 ➤ Quorum Check: April 27, 2026, at 4:30 p.m.

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

53 Ms. Harden highlighted the importance of ensuring a quorum, explaining that as there was
54 no scheduled meeting for the month of May, this April meeting would need to include the
55 consideration of a resolution to approve the proposed FY 2027 budget and set a public
56 hearing.

57 B. District Counsel

58 Mr. Davenport gave an update on the Junior Davis dispute, noting that subcontractors had been
59 issued letters for the purposes of attending an upcoming mediation, the date of which would be sent
60 out to the Board in the near future. Mr. Davenport noted that only one representative of the Board
61 could attend the mediation due to Sunshine Law restrictions. Mr. Mack expressed concerns about
62 the lengthy process and risks of continued delays with the mediation procedure, commenting that
63 bringing the matter to court may be an alternative avenue if no progress was made with the
64 mediation. Mr. Davenport advised that he expected for mediation to resolve the dispute soon to at
65 least some extent. Mr. Myslicki emphasized the need to follow through with the appropriate legal
66 process in a level-headed manner, and comments were heard in favor of the Chair being the Board's
67 liaison at the mediation.

68 C. District Engineer

69 Mr. Reuther noted that he had nothing specific to report on, though gave some clarification about
70 washouts on pond banks being within CDD maintenance responsibility. Additional discussion with
71 the Board ensued regarding long-term maintenance of connected pipes should any issues arise.

72 **FIFTH ORDER OF BUSINESS – Vendor Reports**

73 A. Exhibit 2: Vesta Property Services Amenity Manager Report

74 Mr. Vaughn noted a request from the housekeeping staff to have the center closed for additional
75 time in the mornings until 7:30 a.m. from Tuesday through Thursday each week, to mitigate dirt
76 being tracked through the facility by foot traffic while cleaning was still ongoing. The Board agreed
77 to allow for this, and Ms. Harden asked for Mr. Vaughn to send out an e-blast to the community to
78 inform them of this closure and that the Fitness Center would remain open during this time.

79 The Board and Mr. Vaughn additionally discussed CDD storage, highlighting certain items that
80 appeared to have been borrowed and not returned by residents, as well as concerns about donations
81 accumulating and putting a strain on the space that was available.

82 *(Mr. Mack left the meeting at 5:09 p.m.)*

83 Ms. Harden requested for an e-blast to be sent out to remind residents that items at the amenity
84 center were the property of the CDD and not to be removed.

85 B. Exhibit 3: Charles Aquatics Service Reports (February 26)

86 C. Bland Landscaping Co

87 ➤ Exhibit 4: Horticulture Spray Report (Dated March 11)

88 ➤ Exhibit 5: Soil Test Results and Application Recommendations (Dated March 14)

89 ➤ Proposals for Consideration

90 1. Exhibit 6: March 2026 Irrigation Troubleshooting - \$1,020.00

91 On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved
92 the Bland Landscaping March 2026 Irrigation Troubleshooting proposal, in the amount of \$1,020.00, for
93 the Parkland Preserve Community Development District.

94 2. Exhibit 7: March 2026 Irrigation Repairs - \$925.00

95 On a MOTION by Ms. Inman, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved
96 the Bland Landscaping March 2026 Irrigation Repairs proposal, in the amount of \$925.00, for the Parkland
97 Preserve Community Development District.

98 3. Exhibit 8: Retention Pond Bank Erosion Repair - \$2,015.00

99 Comments were made suggesting that there may be issues with the sod installation
100 if it was not adequately watered on a regular basis. Mr. Reuther noted that sod was
101 being recommended over seeding because sod would provide immediate
102 stabilization on the banks, whereas unexpected rainstorms could wash out
103 seedings. Additional comments were heard noting that bahia sod tended to be
104 hardier and would require less water to establish than other types of grasses.

105 On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved
106 the Bland Landscaping Retention Pond Bank Erosion Repair proposal, in the amount of \$2,015.00, for the
107 Parkland Preserve Community Development District.

108 4. Exhibit 9: Pond Equipment Screen and Plant Replacement - \$2,982.00

109 On a MOTION by Ms. Inman, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved
110 the Bland Landscaping Pond Equipment Screen and Plant Replacement proposal, in the amount of
111 \$2,982.00, for the Parkland Preserve Community Development District.

112 5. Exhibit 10: Spring Seasonal Annuals - \$1,315.00

113 Ms. Harden noted that the amount quoted in the signed contract for annuals was
114 \$1,080, and recommended that the Board approve this amount instead.

115 On a MOTION by Ms. Inman, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved
116 the Bland Landscaping P Spring Seasonal Annuals proposal, in the revised amount of \$1,080.00, for the
117 Parkland Preserve Community Development District.

118 Following the motion, Ms. Harden stated that she would get with Bland
119 Landscaping to get the dollar amount for this proposal adjusted accordingly.

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

121 Ms. Olson requested for copies of the pond maintenance and landscaping contracts.

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

123 A. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Regular
124 Meeting Held February 2026

125 B. Exhibit 12: Consideration for Acceptance – The February 2026 Unaudited Financial Report

126 On a MOTION by Ms. Olson, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board approved
127 all items of the Consent Agenda for the Parkland Preserve Community Development District.

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

129 A. Consideration of Pressure Washing Proposals

130 Mr. Zastrocky recalled that the Board had requested looking into whether a package deal for
131 pressure washing both the sidewalks and the fence would result in better value for the CDD, but
132 noted that he felt that the fence didn't appear to need pressure washing at this time. Ms. Harden
133 noted that three proposals had been received for the same scope of work, being from Amenity
134 Management Group in the amount of \$2,324.00, Five Star Pressure Washing in the amount of
135 \$4,300.00, and Hydro-Kleen Pressure Washing in the amount of \$2,633.52. Ms. Harden stated that
136 Amenity Management Group's quote provided for their own water supply, whereas the other quotes
137 would be using hydrant water via a temporary meter from the utility department, and had included
138 the associated fee in their respective proposals.

139 On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved
140 the Amenity Management Group pressure washing proposal, as presented, in the amount of \$2,324.00, for
141 the Parkland Preserve Community Development District.

142 B. Consideration of Amenity Center Electric Improvement Proposals

143 The Board noted that only two proposals had been received, and requested additional competing
144 proposals for consideration.

145 Prior to proceeding to Discussion Topics, the Board discussed approving the purchase and
146 installation of solar powered lighting for the bocce ball courts.

147 On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved
148 the purchase and installation of two solar lights for the bocce ball courts, in an amount not to exceed
149 \$1,000.00, for the Parkland Preserve Community Development District.

150 Following the motion, Ms. Harden stated that staff would get with the Chair to determine the ideal
151 placement of the lights.

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

153 A. FY 2027 Budget Workshop Meeting Discussion

154 ➤ Exhibit 13: Proposed FY 2027 Budget (*updated March 20, 2026*)

155 Ms. Harden noted that the numbers had been unchanged since the workshop, and that the
156 proposed budget did not contemplate any overall increase over the previous fiscal year.
157 Ms. Harden explained that this version of the budget had been updated to include the names
158 of vendors associated with line items wherever they were fixed in contract. In response to
159 a question about the apartments, Ms. Harden explained that they would begin paying their
160 portion whenever the certificate of occupancy had been received.

161 B. Parkland Preserve Street Lights

162 Ms. Harden stated that she would create a form for residents to fill out when requesting a street
163 light shade from FPL, with fields included for names, addresses, reasoning for the shade, pole
164 number, and shade directionality.

165 C. Key Fobs

166 The Board directed staff to reduce key fob prices from \$25 to \$10 each. Ms. Harden additionally
167 asked whether card prices should be adjusted, and the Board agreed to set these at \$20.

168 D. Purchase of District Tools

169 Ms. Harden explained that Vesta had the ability to bring their own tools to the property as needed,
170 but that it may be more efficient to purchase larger tools such as ladders to have on the property
171 rather than transporting back and forth via trailer.

172 Prior to proceeding with the next order of business, Mr. Davenport noted that Mr. Mack had
173 submitted a letter of resignation from the Board of Supervisors via email effective immediately,
174 which would need a Board motion to accept.

175 On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board accepted
176 the resignation of Supervisor Mack from the Board of Supervisors for the Parkland Preserve Community
177 Development District.

178 Following the motion, the Board requested for a deadline to be set for accepting resumes by April
179 20.

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

182 An audience member requested additional power outlets to be installed in the amenity center, as
183 the number currently in the facility were inadequate for the number of sewing machines and irons.
184 The audience member additionally expressed concerns about the price reduction in key fobs and
185 their potential distribution to others for community access, and Mr. Vaughn provided reassurance
186 that replacements were for lost fobs and that duplicates beyond the permitted two were deactivated.

187 Mr. Myslicki commented on trends in development throughout Flagler County and the specific area
188 surrounding Parkland Preserve.

189 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

192 On a MOTION by Ms. Inman, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board adjourned
193 the meeting at 6:05 p.m. for the Parkland Preserve Community Development District.

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

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

199

Signature

Signature

Printed Name

Printed Name

200 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

Parkland Preserve
Community Development District

Financial Statements
Unaudited

Period Ending
March 31, 2026



Parkland Preserve CDD

Balance Sheet

March 31, 2026

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
1 <u>Assets:</u>				
2 Cash	\$ 247,621	-	478	\$ 248,099
3 Cash Sweep	\$ 1,187,717	-	-	\$ 1,187,717
4 General Sub-account	-	-	-	-
5 Revenue	-	411,205	-	411,205
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	-	26,815	-	26,815
11 Bond Redemption	-	-	-	-
12 Acquisition & Construction	-	-	-	-
13 Accounts Receivable	-	-	-	-
14 On-Roll Assessments Receivable	17,321	17,886	-	35,207
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	701,762	-	701,762
18 Prepaid	-	-	-	-
19 Deposits	3,900	-	-	3,900
20 <u>Total Assets</u>	\$ 1,456,560	1,930,151	478	\$ 3,387,189
21 <u>Liabilities:</u>				
22 Accounts Payable	10,889	-	-	10,889
23 Due to Other Funds	701,762	-	-	701,762
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	17,321	17,886	-	35,207
26 Retainage Payable	-	-	-	-
27 <u>Total Liabilities</u>	\$ 729,972	17,886	-	\$ 747,858
28 <u>Fund Balance:</u>				
29 Non-Spendable:				
30 Deposits & Prepaid	3,900	-	-	3,900
31 Restricted for:				
32 Debt Service	-	1,912,265	-	1,912,265
33 Capital Projects	-	-	478	478
34 Unassigned	722,688	-	-	722,688
35 <u>Total Fund Balance</u>	\$ 726,588	1,912,265	478	\$ 2,639,331
36 <u>Total Liabilities & Fund Balance</u>	\$ 1,456,560	1,930,151	478	\$ 3,387,189

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 689,500	\$ 4,400	\$ 672,179	\$ (17,321)	97.49%
3 Excess Assessments	-	-	-	-	0.00%
4 Miscellaneous Revenue	-	225	1,550	1,550	950.00%
5 Interest	-	3,265	9,199	9,199	0.00%
6 Total Revenue	689,500	7,890	682,928	(6,572)	99.05%
7 Expenditures:					
8 General Administrative:					
9 Supervisors Compensation	10,000	1,600	4,600	(5,400)	46.00%
10 Management Consulting Services	38,000	3,167	19,000	(19,000)	50.00%
11 Administrative Services	2,087	174	1,044	(1,043)	50.00%
12 Auditing Services	3,250	-	-	(3,250)	0.00%
13 Regulatory Permit Fees	175	-	195	20	111.60%
14 Legal Advertisements	1,000	-	92	(908)	9.18%
15 Engineering Services	40,000	-	16,381	(23,619)	40.95%
16 Legal Services	70,000	-	20,567	(49,433)	29.38%
17 Website Hosting	2,316	253	3,033	717	130.96%
18 Total General Administrative	166,828	5,194	64,912	(101,916)	38.91%
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	15,317	(15,317)	50.00%
29 Electricity (Irrigation & Pond Pumps)	6,238	485	3,034	(3,204)	48.63%
30 Streetpole Lighting	23,039	1,914	10,472	(12,567)	45.45%
31 Water (County)	6,840	324	2,010	(4,830)	29.39%
32 Landscaping Maintenance	65,000	4,395	30,933	(34,068)	47.59%
33 Landscape Replenishment	6,064	-	-	(6,064)	0.00%
34 Irrigation Maintenance	5,513	-	39	(5,474)	0.71%
35 Stormwater Drainage/Stormwater Bank Repair	11,000	-	-	(11,000)	0.00%
36 Environmental Mitigation & Pond Maintenance	12,540	1,025	6,150	(6,390)	49.04%
37 Remote Security	6,062	529	3,257	(2,805)	53.72%
38 Gate Management	1,260	105	697	(563)	55.35%
39 Gate Access Cards	3,200	-	346	(2,854)	10.81%
40 Receptionist/Call Boxes	4,800	-	250	(4,550)	5.21%
41 Gate Repair	6,500	125	4,930	(1,570)	75.85%
42 Amenity & Community Maint & Repair	29,000	333	9,346	(19,654)	32.23%
43 Field Contingency	62,000	-	489	(61,511)	0.79%
44 Total Physical Environment	279,689	11,788	87,268	(192,421)	31.20%
45 Amenity Center Operations:					
46 Pool Service Contract	26,500	4,433	17,765	(8,735)	67.04%
47 Pool Permit	250	-	-	(250)	0.00%
48 Amenity Management	28,878	2,407	14,439	(14,439)	50.00%
49 Amenity Website & E-Blast	500	-	-	(500)	0.00%
50 Amenity Janitorial Services	10,804	1,346	6,929	(3,875)	64.14%
51 Amenity Center Internet	5,714	353	2,100	(3,614)	36.75%
52 Amenity Center Pest Control	2,000	160	914	(1,086)	45.72%

53	Refuse Service	1,654	153	878	(776)	53.06%
54	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0.00%
55	Total Amenity Center Operations	98,432	8,852	43,025	(55,407)	43.71%
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	25,834	235,275	(454,225)	34.12%
60	Other Financing Sources (Uses):					
61	Transfers In		-	-		
62	Transfers Out					
63	Total Other Financing Sources (Uses)		-	-		
64	Excess Revenue Over (Under) Expenditures		(17,944)	447,652		
65	Fund Balance - Beginning	3,744		278,935		
66	Fund Balance - Ending			\$ 726,588		

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

	FY2026 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 711,963	\$ 4,544	\$ 694,077	\$ (17,886)	97.49%
3 Excess Assessments		-		-	0.00%
4 Prepayment Income		26,811	26,811	26,811	0.00%
5 Interest		3,082	22,858	22,858	5457.00%
6 Total Revenue	711,963	34,436	743,746	31,783	104.46%
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	34,436	486,024		
19 Fund Balance - Beginning			1,426,241		
20 Fund Balance - Ending			\$ 1,912,265		

Parkland Preserve CDD
Acquisition & Construction
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2025 to March 31, 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	03/02/2026	100688	Vesta District Services	Invoice: 431104 (Reference: Management Fees March 26.)		3,408.58
	Bill Pmt -Check	03/02/2026	100689	Vesta Property Services Inc	Invoice: 431073 (Reference: Management Fees March 26.)		8,357.91
	Transfer	03/02/2026			Funds Transfer		19.18
	Transfer	03/03/2026			Funds Transfer	12,499.67	
	Bill Pmt -Check	03/04/2026	1577	Tanya Mathews	Furniture Sliders		21.28
	Bill Pmt -Check	03/04/2026	030426ACH1	Waste Pro - Palm Coast	Solid waste service		153.24
	Transfer	03/04/2026			Funds Transfer	153.24	
	Bill Pmt -Check	03/05/2026	100690	Hi-Tech System Associates, Inc.	Invoice: 439072 (Reference: Security Monitoring March 26.)		279.85
	Bill Pmt -Check	03/05/2026	100691	Charles Aquatics, Inc	Invoice: 55218 (Reference: Aquatic Services for 6 Ponds March 26.)		1,025.00
	Bill Pmt -Check	03/05/2026	100692	Cintas Corporation	Invoice: 9361653003 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
	Transfer	03/05/2026			Funds Transfer	200.00	
	Deposit	03/06/2026			Deposit	225.00	
	Transfer	03/06/2026			Funds Transfer	1,335.85	
	Transfer	03/09/2026			Funds Transfer	200.00	
	Transfer	03/10/2026			Funds Transfer	11,766.49	
	Transfer	03/12/2026			Funds Transfer	400.00	
	Transfer	03/16/2026			Funds Transfer		8,943.93
	Deposit	03/16/2026			Deposit	8,943.93	
	Bill Pmt -Check	03/17/2026	100693	Bland Landscaping Company, Inc.	Invoice: 357473 (Reference: Landscape Maintenance Mar 26.)		4,395.00
	Bill Pmt -Check	03/17/2026	100694	DoorKing, Inc.	Invoice: 2715255 (Reference: 2/12/26 - 3/11/26.)		75.95
	Transfer	03/18/2026			Funds Transfer	1,232.55	
	Bill Pmt -Check	03/18/2026	031826ACH2	St. Johns County Utility Department	835 Parkland Trl - 1/19/26 - 2/19/26		319.10
	Bill Pmt -Check	03/18/2026	031826ACH1	Orkin	Pest Control.		159.79
	Bill Pmt -Check	03/18/2026	031826ACH3	Florida Power & Light	100 Parkland Trail - Feb 5, 2026 to Mar 6, 2026		677.71
	Bill Pmt -Check	03/19/2026	100695	Vesta District Services	Invoice: 431343 (Reference: Billable Expenses - Feb 2026.)		20.30
	Transfer	03/23/2026			Funds Transfer	598.11	
	Bill Pmt -Check	03/23/2026	032326ACH2	AT&T	Internet 2/28/26 - 3/27/26		149.80
	Bill Pmt -Check	03/23/2026	032326CC1	US Bank Credit Card	Various Purchases 1/28/26 - 2/25/26		448.31
	Bill Pmt -Check	03/24/2026	1578	Alfred W. Myslicki, Jr.	BOS Meeting 3/16/26		200.00
	Bill Pmt -Check	03/24/2026	1579	Clare M. Olson	BOS Meeting 3/16/26		200.00
	Bill Pmt -Check	03/24/2026	1580	James L. Mack, Jr.	BOS Meeting 3/16/26		200.00
	Bill Pmt -Check	03/24/2026	1581	Kimberly D. Inman	BOS Meeting 3/16/26		200.00
	Bill Pmt -Check	03/24/2026	1582	Alfred W. Myslicki, Jr.	BOS Meeting 3/23/26		200.00
	Bill Pmt -Check	03/24/2026	1583	Clare M. Olson	BOS Meeting 3/23/26		200.00
	Bill Pmt -Check	03/24/2026	1584	James L. Mack, Jr.	BOS Meeting 3/23/26		200.00
	Bill Pmt -Check	03/24/2026	1585	Kimberly D. Inman	BOS Meeting 3/23/26		200.00
	Transfer	03/24/2026			Funds Transfer	4,598.30	
	Bill Pmt -Check	03/24/2026	032426ACH1	AT&T	Internet 3/2/25 - 4/1/26		203.30
	Transfer	03/25/2026			Funds Transfer	1,720.79	
	Bill Pmt -Check	03/25/2026	032526ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Feb 12, 2026 to Mar 13, 2026		37.25
	Bill Pmt -Check	03/25/2026	032526ACH2	Florida Power & Light	795 Parkland Trail, #IRR Feb 12, 2026 to Mar 13, 2026		38.48
	Bill Pmt -Check	03/25/2026	032526ACH3	Florida Power & Light	661 Parkland Trl #Fountain Feb 12, 2026 to Mar 13, 2026		446.11
	Bill Pmt -Check	03/25/2026	032526ACH4	Florida Power & Light	100 PARKLAND TRL Feb 12, 2026 to Mar 13, 2026		1,198.95
	Bill Pmt -Check	03/26/2026	100696	Contact One	Invoice: 260301170101 (Reference: 4/1/26 - 4/30/26.)		173.50
	Bill Pmt -Check	03/26/2026	100697	Hawkins Inc.	Invoice: 7370020 (Reference: Pool chemicals.)		972.00
	Bill Pmt -Check	03/26/2026	100698	Integrated Access Solutions LLC	Invoice: 5665 (Reference: Gate PM Mar 26.)		125.00
	Transfer	03/27/2026			Funds Transfer	318.80	
	Transfer	03/30/2026			Funds Transfer	800.00	
	Bill Pmt -Check	03/31/2026	100699	First Place Fitness Equipment, Inc.	Invoice: WO-48817 (Reference: Fitness Equipment Service.)		149.95
	Transfer	03/31/2026			Funds Transfer	21.28	
	Deposit	03/31/2026			Interest	21.23	
Total 1101000 - Cash- Operating Account						45,035.24	33,553.47
1101010 - BU Sweep	Transfer	03/02/2026			Funds Transfer	19.18	

Parkland Preserve CDD
GL Detail
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Transfer	03/03/2026			Funds Transfer		12,499.67
	Transfer	03/04/2026			Funds Transfer		153.24
	Transfer	03/05/2026			Funds Transfer		200.00
	Transfer	03/06/2026			Funds Transfer		1,335.85
	Transfer	03/09/2026			Funds Transfer		200.00
	Transfer	03/10/2026			Funds Transfer		11,766.49
	Transfer	03/12/2026			Funds Transfer		400.00
	Transfer	03/16/2026			Funds Transfer	8,943.93	
	Transfer	03/18/2026			Funds Transfer		1,232.55
	Transfer	03/23/2026			Funds Transfer		598.11
	Transfer	03/24/2026			Funds Transfer		4,598.30
	Transfer	03/25/2026			Funds Transfer		1,720.79
	Transfer	03/27/2026			Funds Transfer		318.80
	Transfer	03/30/2026			Funds Transfer		800.00
	Transfer	03/31/2026			Funds Transfer		21.28
	Deposit	03/31/2026			Interest	3,243.63	
Total 1101010 · BU Sweep						12,206.74	35,845.08
7255900 · 2019A - Revenue							
	Deposit	03/03/2026			Interest	1,033.67	
	Transfer	03/04/2026			Funds Transfer	2,047.97	
Total 7255900 · 2019A - Revenue						3,081.64	0.00
7256000 · 2019A - DS Reserve							
	Deposit	03/03/2026			Interest	2,047.97	
	Transfer	03/04/2026			Funds Transfer		2,047.97
Total 7256000 · 2019A - DS Reserve						2,047.97	2,047.97
7256101 · 2019A Prepayment							
	Deposit	03/30/2026			Deposit	26,810.50	
Total 7256101 · 2019A Prepayment						26,810.50	0.00
1131005 · On Roll Assessment Receivable							
	General Journal	03/31/2026	146		Tax Distribution March 2026		4,400.29
Total 1131005 · On Roll Assessment Receivable						0.00	4,400.29
2131001 · Due From GF 001 (201)							
	General Journal	03/31/2026	146		Tax Distribution March 2026	4,543.64	
Total 2131001 · Due From GF 001 (201)						4,543.64	0.00
2131005 · DS On Roll Assessment Rec							
	General Journal	03/31/2026	146		Tax Distribution March 2026		4,543.64
Total 2131005 · DS On Roll Assessment Rec						0.00	4,543.64
1202000 · Accounts Payable							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.		8,357.91
	Bill	03/01/2026	431104	Vesta District Services	Reference: Management Fees March 26.		3,408.58
	Bill	03/01/2026	0000483060	Waste Pro - Palm Coast	Solid waste service		153.24
	Bill	03/01/2026	439072	Hi-Tech System Associates, Inc.	Reference: Security Monitoring March 26.		279.85
	Bill	03/01/2026	55218	Charles Aquatics, Inc	Reference: Aquatic Services for 6 Ponds March 26.		1,025.00
	Bill	03/01/2026	357473	Bland Landscaping Company, Inc.	Reference: Landscape Maintenance Mar 26.		4,395.00
	Bill	03/01/2026	309264701 3/26	AT&T	Internet 3/2/25 - 4/1/26		203.30
	Bill Pmt -Check	03/02/2026	100688	Vesta District Services	Invoice: 431104 (Reference: Management Fees March 26.)	3,408.58	
	Bill Pmt -Check	03/02/2026	100689	Vesta Property Services Inc	Invoice: 431073 (Reference: Management Fees March 26.)	8,357.91	
	Bill Pmt -Check	03/04/2026	1577	Tanya Mathews	Furniture Sliders	21.28	
	Bill Pmt -Check	03/04/2026	030426ACH1	Waste Pro - Palm Coast	Solid waste service	153.24	
	Bill Pmt -Check	03/05/2026	100690	Hi-Tech System Associates, Inc.	Invoice: 439072 (Reference: Security Monitoring March 26.)	279.85	
	Bill Pmt -Check	03/05/2026	100691	Charles Aquatics, Inc	Invoice: 55218 (Reference: Aquatic Services for 6 Ponds March 26.)	1,025.00	
	Bill Pmt -Check	03/05/2026	100692	Cintas Corporation	Invoice: 9361653003 (Reference: AED AUTOMATIC AGREEMENT.)	154.00	
	Bill	03/06/2026	12378-76105 3/26	Florida Power & Light	100 Parkland Trail - Feb 5, 2026 to Mar 6, 2026		677.71
	Bill	03/12/2026	2715255	DoorKing, Inc.	Reference: 2/12/26 - 3/11/26.		75.95
	Bill	03/13/2026	00268-43268 3/26	Florida Power & Light	795 Parkland Trail, #IRR Feb 12, 2026 to Mar 13, 2026		38.48

**Parkland Preserve CDD
GL Detail
FY2026**

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	03/13/2026	80159-46489 3/26	Florida Power & Light	100 PARKLAND TRL Feb 12, 2026 to Mar 13, 2026		1,198.95
	Bill	03/13/2026	51433-49560 3/26	Florida Power & Light	661 Parkland Trl #Fountain Feb 12, 2026 to Mar 13, 2026		446.11
	Bill	03/13/2026	07380-54261 3/26	Florida Power & Light	565 PARKLAND TRL # ENT Feb 12, 2026 to Mar 13, 2026		37.25
	Bill	03/16/2026	292055329	Orkin	Pest Control.		159.79
	Bill Pmt -Check	03/17/2026	100693	Bland Landscaping Company, Inc.	Invoice: 357473 (Reference: Landscape Maintenance Mar 26.)	4,395.00	
	Bill Pmt -Check	03/17/2026	100694	DoorKing, Inc.	Invoice: 2715255 (Reference: 2/12/26 - 3/11/26.)	75.95	
	Bill Pmt -Check	03/18/2026	031826ACH2	St. Johns County Utility Department	835 Parkland Trl - 1/19/26 - 2/19/26	319.10	
	Bill Pmt -Check	03/18/2026	031826ACH1	Orkin	Pest Control.	159.79	
	Bill Pmt -Check	03/18/2026	031826ACH3	Florida Power & Light	100 Parkland Trail - Feb 5, 2026 to Mar 6, 2026	677.71	
	Bill Pmt -Check	03/19/2026	100695	Vesta District Services	Invoice: 431343 (Reference: Billable Expenses - Feb 2026.)	20.30	
	Bill	03/19/2026	5665	Integrated Access Solutions LLC	Reference: Gate PM Mar 26.		125.00
	Bill	03/19/2026	576585-139614 3/26	St. Johns County Utility Department	835 Parkland Trl - 2/19/26 - 3/19/26		324.19
	Bill	03/20/2026	260301170101	Contact One	Reference: 4/1/26 - 4/30/26.		173.50
	Bill Pmt -Check	03/23/2026	032326ACH2	AT&T	Internet 2/28/26 - 3/27/26	149.80	
	Bill Pmt -Check	03/23/2026	032326CC1	US Bank Credit Card	Various Purchases 1/28/26 - 2/25/26	448.31	
	Bill	03/24/2026	031626	Alfred W. Myslicki, Jr.	BOS Meeting 3/16/26 Workshop		200.00
	Bill	03/24/2026	031626	Clare M. Olson	BOS Meeting 3/16/26 Workshop		200.00
	Bill	03/24/2026	031626	Kimberly D. Inman	BOS Meeting 3/16/26 Workshop		200.00
	Bill	03/24/2026	031626	James L. Mack, Jr.	BOS Meeting 3/16/26 Workshop		200.00
	Bill Pmt -Check	03/24/2026	1578	Alfred W. Myslicki, Jr.	BOS Meeting 3/16/26	200.00	
	Bill Pmt -Check	03/24/2026	1579	Clare M. Olson	BOS Meeting 3/16/26	200.00	
	Bill Pmt -Check	03/24/2026	1580	James L. Mack, Jr.	BOS Meeting 3/16/26	200.00	
	Bill Pmt -Check	03/24/2026	1581	Kimberly D. Inman	BOS Meeting 3/16/26	200.00	
	Bill	03/24/2026	032326	Alfred W. Myslicki, Jr.	BOS Meeting 3/23/26		200.00
	Bill	03/24/2026	032326	Clare M. Olson	BOS Meeting 3/23/26		200.00
	Bill	03/24/2026	032326	Kimberly D. Inman	BOS Meeting 3/23/26		200.00
	Bill	03/24/2026	032326	James L. Mack, Jr.	BOS Meeting 3/23/26		200.00
	Bill Pmt -Check	03/24/2026	1582	Alfred W. Myslicki, Jr.	BOS Meeting 3/23/26	200.00	
	Bill Pmt -Check	03/24/2026	1583	Clare M. Olson	BOS Meeting 3/23/26	200.00	
	Bill Pmt -Check	03/24/2026	1584	James L. Mack, Jr.	BOS Meeting 3/23/26	200.00	
	Bill Pmt -Check	03/24/2026	1585	Kimberly D. Inman	BOS Meeting 3/23/26	200.00	
	Bill	03/24/2026	7370020	Hawkins Inc.	Reference: Pool chemicals.		972.00
	Bill Pmt -Check	03/24/2026	032426ACH1	AT&T	Internet 3/2/25 - 4/1/26	203.30	
	Bill Pmt -Check	03/25/2026	032526ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Feb 12, 2026 to Mar 13, 2026	37.25	
	Bill Pmt -Check	03/25/2026	032526ACH2	Florida Power & Light	795 Parkland Trail, #IRR Feb 12, 2026 to Mar 13, 2026	38.48	
	Bill Pmt -Check	03/25/2026	032526ACH3	Florida Power & Light	661 Parkland Trl #Fountain Feb 12, 2026 to Mar 13, 2026	446.11	
	Bill Pmt -Check	03/25/2026	032526ACH4	Florida Power & Light	100 PARKLAND TRL Feb 12, 2026 to Mar 13, 2026	1,198.95	
	Bill Pmt -Check	03/26/2026	100696	Contact One	Invoice: 260301170101 (Reference: 4/1/26 - 4/30/26.)	173.50	
	Bill Pmt -Check	03/26/2026	100697	Hawkins Inc.	Invoice: 7370020 (Reference: Pool chemicals.)	972.00	
	Bill Pmt -Check	03/26/2026	100698	Integrated Access Solutions LLC	Invoice: 5665 (Reference: Gate PM Mar 26.)	125.00	
	Bill	03/26/2026	032626	US Bank Credit Card	Various Purchases 2/26/26 - 3/26/26		1,728.10
	Bill	03/27/2026	310213500 3426	AT&T	Internet 3/28/26 - 4/27/26	149.80	
	Bill	03/29/2026	WO-48817	First Place Fitness Equipment, Inc.	Reference: Fitness Equipment Service.		149.95
	Bill Pmt -Check	03/31/2026	100699	First Place Fitness Equipment, Inc.	Invoice: WO-48817 (Reference: Fitness Equipment Service.)	149.95	
	Bill	03/31/2026	9366081606	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
Total 1202000 - Accounts Payable						24,590.36	25,833.66
1202105 - Deferred On Roll Assessment							
	General Journal	03/31/2026	146		Tax Distribution March 2026	4,400.29	
Total 1202105 - Deferred On Roll Assessment						4,400.29	0.00
1207001 - DTFD- Due to Debt Service Fund							
	General Journal	03/31/2026	146		Tax Distribution March 2026		4,543.64
Total 1207001 - DTFD- Due to Debt Service Fund						0.00	4,543.64
2230005 - Deferred Assessments DS2019							
	General Journal	03/31/2026	146		Tax Distribution March 2026	4,543.64	
Total 2230005 - Deferred Assessments DS2019						4,543.64	0.00

Parkland Preserve CDD
GL Detail
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
1300000 · Temp Deposits - GF							
	Deposit	03/16/2026			St. Johns County Tax Collector		8,943.93
	General Journal	03/31/2026	146		Tax Distribution March 2026	8,943.93	
Total 1300000 · Temp Deposits - GF						<u>8,943.93</u>	<u>8,943.93</u>
1363001 · Special Assessments - On Roll							
1363111 · Assessments On Roll							
	General Journal	03/31/2026	146		Tax Distribution March 2026		4,400.29
Total 1363111 · Assessments On Roll						<u>0.00</u>	<u>4,400.29</u>
Total 1363001 · Special Assessments - On Roll						<u>0.00</u>	<u>4,400.29</u>
1363005 · Interest - Investments							
	Deposit	03/31/2026			Interest		21.23
	Deposit	03/31/2026			Interest		3,243.63
Total 1363005 · Interest - Investments						<u>0.00</u>	<u>3,264.86</u>
1363095 · Rental Income							
	Deposit	03/06/2026	157		Amenity Reservation - M. Parent		175.00
Total 1363095 · Rental Income						<u>0.00</u>	<u>175.00</u>
1363097 · Gate Access Cards							
	Deposit	03/06/2026	1974		Delelles		25.00
	Deposit	03/06/2026	1715		Yuhas		25.00
Total 1363097 · Gate Access Cards						<u>0.00</u>	<u>50.00</u>
2361001 · Interest- Investment 201							
	Deposit	03/03/2026			Interest		1,033.67
	Deposit	03/03/2026			Interest		2,047.97
Total 2361001 · Interest- Investment 201						<u>0.00</u>	<u>3,081.64</u>
2363109 · SPEC Assessment On Roll 201							
	General Journal	03/31/2026	146		Tax Distribution March 2026		4,543.64
Total 2363109 · SPEC Assessment On Roll 201						<u>0.00</u>	<u>4,543.64</u>
2363117 · Prepayment Income							
	Deposit	03/30/2026	102	Vicki Seely	Series 2019A bond prepayment - 45 Dove Tree Ln		26,810.50
Total 2363117 · Prepayment Income						<u>0.00</u>	<u>26,810.50</u>
1100000 · Administrative							
1511001 · Supervisors Compensation							
	Bill	03/24/2026	031626	Alfred W. Myslicki, Jr.	BOS Meeting 3/16/26 Workshop	200.00	
	Bill	03/24/2026	031626	Clare M. Olson	BOS Meeting 3/16/26 Workshop	200.00	
	Bill	03/24/2026	031626	Kimberly D. Inman	BOS Meeting 3/16/26 Workshop	200.00	
	Bill	03/24/2026	031626	James L. Mack, Jr.	BOS Meeting 3/16/26 Workshop	200.00	
	Bill	03/24/2026	032326	Alfred W. Myslicki, Jr.	BOS Meeting 3/23/26	200.00	
	Bill	03/24/2026	032326	Clare M. Olson	BOS Meeting 3/23/26	200.00	
	Bill	03/24/2026	032326	Kimberly D. Inman	BOS Meeting 3/23/26	200.00	
	Bill	03/24/2026	032326	James L. Mack, Jr.	BOS Meeting 3/23/26	200.00	
Total 1511001 · Supervisors Compensation						<u>1,600.00</u>	<u>0.00</u>
1513025 · Management Consulting Services							
	Bill	03/01/2026	431104	Vesta District Services	Reference: Management Fees March 26.	3,166.66	
Total 1513025 · Management Consulting Services						<u>3,166.66</u>	<u>0.00</u>
1513029 · Administrative Services							
	Bill	03/01/2026	431104	Vesta District Services	Reference: Management Fees March 26.	173.92	
Total 1513029 · Administrative Services						<u>173.92</u>	<u>0.00</u>
1514020 · Website Hosting & Management							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.	185.00	
	Bill	03/01/2026	431104	Vesta District Services	Reference: Management Fees March 26.	68.00	
Total 1514020 · Website Hosting & Management						<u>253.00</u>	<u>0.00</u>
Total 1100000 · Administrative						<u>5,193.58</u>	<u>0.00</u>
1160000 · Physical Environment							
1513012 · Field Manager							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.	2,552.75	

Parkland Preserve CDD
GL Detail
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1513012 · Field Manager						2,552.75	0.00
1513013 · Remote Security							
	Bill	03/01/2026	439072	Hi-Tech System Associates, Inc.	Reference: Security Monitoring March 26.	279.85	
	Bill	03/12/2026	2715255	DoorKing, Inc.	2/12/26 - 3/11/26.	75.95	
	Bill	03/20/2026	260301170101	Contact One	4/1/26 - 4/30/26.	173.50	
Total 1513013 · Remote Security						529.30	0.00
1513019 · Gate Management							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.	105.00	
Total 1513019 · Gate Management						105.00	0.00
1513045 · Electricity (Irrig and Pumps)							
	Bill	03/13/2026	00268-43268 3/26	Florida Power & Light	795 Parkland Trail, #IRR Feb 12, 2026 to Mar 13, 2026	38.48	
	Bill	03/13/2026	51433-49560 3/26	Florida Power & Light	661 Parkland Trl #Fountain Feb 12, 2026 to Mar 13, 2026	446.11	
Total 1513045 · Electricity (Irrig and Pumps)						484.59	0.00
1513052 · Electricity(Streetlights)							
	Bill	03/06/2026	12378-76105 3/26	Florida Power & Light	100 Parkland Trail - Feb 5, 2026 to Mar 6, 2026	677.71	
	Bill	03/13/2026	80159-46489 3/26	Florida Power & Light	100 PARKLAND TRL Feb 12, 2026 to Mar 13, 2026	1,198.95	
	Bill	03/13/2026	07380-54261 3/26	Florida Power & Light	565 PARKLAND TRL # ENT Feb 12, 2026 to Mar 13, 2026	37.25	
Total 1513052 · Electricity(Streetlights)						1,913.91	0.00
1530000 · Water (County)							
	Bill	03/19/2026	576585-139614 3/26	St. Johns County Utility Department	835 Parkland Trl - 2/19/26 - 3/19/26	324.19	
Total 1530000 · Water (County)						324.19	0.00
1530010 · Landscaping Maintenance							
	Bill	03/01/2026	357473	Bland Landscaping Company, Inc.	Landscape Maintenance Mar 26.	4,395.00	
Total 1530010 · Landscaping Maintenance						4,395.00	0.00
1541020 · Env. Mitigation & Pond Maint							
	Bill	03/01/2026	55218	Charles Aquatics, Inc	Aquatic Services for 6 Ponds March 26.	1,025.00	
Total 1541020 · Env. Mitigation & Pond Maint						1,025.00	0.00
1546033 · Gate Repair							
	Bill	03/19/2026	5665	Integrated Access Solutions LLC	Gate PM Mar 26.	125.00	
Total 1546033 · Gate Repair						125.00	0.00
1573015 · Amenity & Community Maint & Rep							
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	9.79	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	19.58	
	Bill	03/29/2026	WO-48817	First Place Fitness Equipment, Inc.	Fitness Equipment Service.	149.95	
	Bill	03/31/2026	9366081606	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
Total 1573015 · Amenity & Community Maint & Rep						333.32	0.00
Total 1160000 · Physical Environment						11,788.06	0.00
1180000 · Amenity Center Operations							
1541050 · Pool Service Contract							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.	2,208.33	
	Bill	03/24/2026	7370020	Hawkins Inc.	Pool chemicals.	972.00	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	13.99	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	8.77	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	53.19	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon - Chemical metering pump kit	565.90	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon - Chemical metering pump kit	585.00	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	25.98	
Total 1541050 · Pool Service Contract						4,433.16	0.00
1541056 · Amenity Ctr Cleaning & Maint							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.	900.33	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	232.03	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	68.85	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	20.74	
	Bill	03/26/2026	032626	US Bank Credit Card	Amazon	124.28	
Total 1541056 · Amenity Ctr Cleaning & Maint						1,346.23	0.00

**Parkland Preserve CDD
GL Detail
FY2026**

Account	Type	Date	Num	Name	Memo	Debit	Credit
1541058 · Amenity Management							
	Bill	03/01/2026	431073	Vesta Property Services Inc	Reference: Management Fees March 26.	2,406.50	
Total 1541058 · Amenity Management						2,406.50	0.00
1541091 · Amenity Ctr Internet							
	Bill	03/01/2026	309264701 3/26	AT&T	Internet 3/2/25 - 4/1/26	203.30	
	Bill	03/27/2026	310213500 3426	AT&T	Internet 3/28/26 - 4/27/26	149.80	
Total 1541091 · Amenity Ctr Internet						353.10	0.00
1542060 · Amenity Cnter Pest Control							
	Bill	03/16/2026	292055329	Orkin	Pest Control.	159.79	
Total 1542060 · Amenity Cnter Pest Control						159.79	0.00
1546035 · Refuse Service							
	Bill	03/01/2026	0000483060	Waste Pro - Palm Coast	Solid waste service	153.24	
Total 1546035 · Refuse Service						153.24	0.00
Total 1180000 · Amenity Center Operations						8,852.02	0.00
TOTAL						162,037.61	162,037.61

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 - (Vesta District)	33,000	36,300	38,000	38,950	950
11 ADMINISTRATIVE SERVICES - (Vesta District)	1,650	1,815	2,087	2,139	52
12 AUDITING SERVICES - (DMHB)	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 - (Kimley Horn)	40,289	32,351	40,000	35,000	(5,000)
16 LEGAL SERVICES - (Kutak Rock)	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	162,980	(3,848)
INSURANCE					
22 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	24,429	25,501	28,051	28,051	-
DEBT ADMINISTRATION:					
24 DISSEMINATION AGENT - (Vesta District)	8,000	8,800	8,800	8,800	-
25 TRUSTEE FEES - (BNY Mellon)	6,167	6,466	6,400	6,400	-
26 ARBITRAGE -(LLS Tax Solutions)	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 - (Vesta Property)	12,453	29,886	30,633	31,552	919
30 ELECTRICITY (IRRIGATION & POND PUMPS) - (FPL)	5,578	5,670	6,238	6,238	-
31 STREETPOLE LIGHTING - (FPL)	20,636	20,248	23,039	23,039	-
32 WATER (COUNTY) - (FPL)	4,153	5,902	6,840	6,840	-
33 LANDSCAPING MAINTENANCE - (Bland)	58,932	61,335	65,000	55,610	(9,390)
34 LANDSCAPE REPLENISHMENT - (Bland)	2,296	8,665	6,064	5,000	(1,064)
35 IRRIGATION MAINTENANCE - (Bland)	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 - (HiTech)	4,263	3,358	6,062	6,062	-
39 GATE MANAGEMENT - (Vesta Property)	1,275	1,260	1,260	1,260	-
40 GATE ACCESS CARDS	-	805	3,200	-	(3,200)
41 RECEPTIONIST/CALL BOXES - (One Call)	1,916	2,818	4,800	4,800	-
42 GATE REPAIR- (IAS)	-	1,513	6,500	6,500	-
43 AMENITY AND COMMUNITY MAINTENANCE AND REPAIRS	25,271	21,027	29,000	17,500	(11,500)
44 POOL CHEMICALS - (Hawkins)			-	11,500	11,500
45 FIELD CONTINGENCY	13,889	65,356	62,000	65,200	3,200
46 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
47 AMENITY CENTER OPERATIONS					
48 POOL SERVICE CONTRACT - (Vesta Property)	36,924	25,853	26,500	27,295	795
49 POOL PERMIT - (DOH)	350	350	250	250	-
50 AMENITY MANAGEMENT- (Vesta Property)	21,260	28,174	28,878	29,744	866
51 AMENITY WEBSITE & EBLAST - (Constant Contact)	-	-	500	500	-
52 AMENITY JANITORIAL SERVICES - (Vesta Property)	11,489	15,108	10,804	11,128	324
53 AMENITY CENTER INTERNET	4,109	4,109	5,714	5,714	-
54 AMENITY CENTER PEST CONTROL - (Orkin)	1,977	1,750	2,000	2,000	-
55 REFUSE SERVICE - (Waste Pro)	1,522	1,657	1,654	1,654	-
56 CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	3,355	-	22,132	22,132	-
57 AMENITY CENTER OPERATIONS - OTHER	-	364	-	-	-
58 POOL MAINTENANCE & REPAIRS	-	10,771	-	-	-
59 AMENITY MAINTENANCE & REPAIRS	3,452	-	-	-	-
60 TOTAL AMENITY CENTER OPERATIONS	84,439	88,135	98,432	100,417	1,985
61 RESERVES					
62 RESERVE STUDY - (Community Advisors)	-	3,800	-	-	-
63 RESERVE FUND CONTRIBUTION	-	-	100,000	109,111	9,111
64 TOTAL RESERVES	-	3,800	100,000	109,111	9,111
65					
66 TOTAL EXPENDITURES	406,984	546,365	689,500	689,500	-
67					
68 EXCESS OF REVENUES OVER EXPENDITURES	163,470	111,723	-	-	-
69					
70 FUND BALANCE, BEGINNING	3,743	167,213	167,213	278,935	111,723
71 NET CHANGE IN FUND BALANCE	163,470	111,723	-	-	-
72 FUND BLANCE, ENDING, PROJECTED	167,213	278,935	167,213	278,935	111,723

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

FINANCIAL STATEMENT CATEGORY	Column1	BUDGETED AMOUNT	COMMENTS / SCOPE OF SERVICE
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION		10,000	12 Meetings plus 2 workshops
MANAGEMENT CONSULTING SERVICES		38,950	Vesta District Services--15% increase from FY 2025
ADMINISTRATIVE SERVICES		2,139	Vesta District Services--15% increase from FY 2025
AUDITING SERVICES		3,400	Per DMHB engagement letter dated 6/4/2024
REGULATORY AND PERMIT FEES		175	
LEGAL ADVERTISEMENTS		1,000	Estimated cost of legal ads for FY 2025
ENGINEERING SERVICES		35,000	Email from Bill
LEGAL SERVICES		70,000	Email from Bennett
WEBSITE HOSTING		2,316	Both websites \$253 monthly
BANK FEES		-	
MISCELLANEOUS, ALLOWANCE, CONTINGENCY		-	
TOTAL GENERAL ADMINISTRATIVE		162,980	
INSURANCE			
INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.		28,051	10% increase from actual, decrease from FY25
DEBT ADMINISTRATION:			
DISSEMINATION AGENT		8,800	
TRUSTEE FEES		6,400	2/08: Emailed Trustee (Caroline Cowart)
ARBITRAGE		1,300	Per LLS Tax Solutions engagement letter dated 10/5/2023
TOTAL DEBT ADMINISTRATION		16,500	
PHYSICAL ENVIRONMENT EXPENDITURES:			
FIELD MANAGER		31,552	Vesta 2.5% increase
ELECTRICITY (IRRIGATION & POND PUMPS)		6,238	
STREETPOLE LIGHTING		23,039	
WATER (County)		6,840	
LANDSCAPING MAINTENANCE		55,610	Landscape Contract Amount - plus irrigation costs
LANDSCAPE REPLENISHMENT		5,000	Landscape Contract Amount - annuals, palm tree trimming, etc.
IRRIGATION MAINTENANCE		7,800	Landscape Contract Amount - plus irrigation costs
STORMWATER DRAINAGE/STORMWATER BANK REPAIR		11,000	
ENVIRONMENTAL MITIGATION & POND MAINTENANCE		12,540	Email from Charles Aquatics
REMOTE SECURITY		6,062	
GATE MANAGEMENT		1,260	
GATE ACCESS CARDS--NEW LINE (Used Previously)		-	
RECEPTIONIST/CALL BOXES		4,800	Not fully used this year because gate was down
GATE REPAIR		6,500	\$5,000 in repairs, \$125 monthly main.contract
AMENITY AND COMMUNITY MAINTENANCE AND REPAIR		17,500	
FIELD CONTINGENCY		65,200	
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES		260,941	
AMENITY CENTER OPERATIONS			
POOL SERVICE CONTRACT		27,295	Vesta 2.5% increase
POOL PERMIT		250	
AMENITY MANAGEMENT		29,744	Vesta 2.5% increase
AMENITY WEBSITE & EBLAST		500	Constant Contact Actual Fee
AMENITY JANITORIAL SERVICES		11,128	Vesta 2.5% increase
AMENITY CENTER INTERNET		5,714	5% increase from FY 2024
AMENITY CENTER PEST CONTROL		2,000	Includes termite protection
REFUSE SERVICE		1,654	5% increase from FY 2025
CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)		22,132	
AMENITY CENTER OPERATIONS - OTHER		-	
POOL MAINTENANCE & REPAIRS		-	
AMENITY MAINTENANCE & REPAIRS		-	
TOTAL AMENITY CENTER OPERATIONS		100,417	
RESERVES			
RESERVE STUDY		-	
RESERVE FUND CONTRIBUTION		109,111	
TOTAL EXPENDITURES*		678,000	

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

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$689,500.00
COLLECTION COSTS	\$14,670.21
EARLY PAYMENT DISCOUNT	\$29,340.43
GROSS O&M ASSESSMENT	\$733,510.64

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
PLATTED LOT	367	366	1.00	367.0	100.0%	\$733,510.64	\$1,998.67
	<u>367</u>	<u>366</u>		<u>367.0</u>	<u>100.0%</u>	<u>\$733,510.64</u>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT			FY 2026 PER LOT	VARIANCE FY26 - FY27	VARIANCE PER MONTH
	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	FY 2026 TOTAL PER LOT ⁽³⁾			
PLATTED LOT	\$1,998.67	\$2,062.77	\$4,061.43	\$4,061.43	\$0.00	\$0.00

⁽¹⁾ Reflects the total number of lots with Series 2019A debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2019A bond issuance. Includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2026 St. Johns County property tax bill.

EXHIBIT 7

**RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Parkland Preserve Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 27, 2026
TIME: 4:30 P.M.
LOCATION: Parkland Preserve Amenity Center
835 Parkland Trail,
St. Augustine, FL 32095

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF APRIL, 2026.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

EXHIBIT 8

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on June 22, 2026, at 4:30 p.m., at the Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of April, 2026.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 9



Pickled Court North Florida
354 Palazzo Circle
St. Augustine, FL 32092
(904) 827-3833

QUOTE

February 21, 2026

Customer:
Parkland Preserve CDD, (Dana Harden)
835 Parkland Trail,
St. Augustine FL 32095
904-775-9754
dharden@vestapropertyservices.com

The following is what to expect and what is included in our quote for repairing and resurfacing pickleball courts at the amenities center located at Parkland Preserve St. Augustine Fl

- * Mobilize material, equipment and personnel.
- * Identify all areas on court 3 and 4 only that need to be repaired due to cracks or surface derogation
- * All prep-work of existing surface for pickleball court to properly resurface area. Including
- * Remove all net post before resurfacing begins
- * Grinding and sanding the entire surface as needed
- * Pressure wash and blow off surface
- * Apply crack patch to all areas in need of it to best treat the cracked area.
- * Address the grass growing up on the right side of lines on court 2
- * Apply coat of acrylic re-surfacer to the entire surface
- * Apply 2 coats color on all courts surface with acrylic and color system with sand
- * Install all pickleball lines (white in color). Properly according to specs of pickleball surface
- * Reinstall post and nets
- * Work should be completed when started within 7-10 days depending on weather.
- * The colors will be **Competition Green borders and Competition Blue Kitchen and Boxes** to be confirmed by the customer 2-3 weeks prior to start of job.
Using Player's Choice Colors [USE THIS LINK](#)

Total Cost \$14,500

½ deposit to put on schedule with balance upon completion



Pickled Court North Florida
354 Palazzo Circle
St. Augustine, FL 32092
(904) 827-3833

Terms & Conditions:

Pickled Court will do its best to fix cracks but does not guarantee that cracks will not come back. While we put our best effort forward to create beautiful resurfacing on your court and to minimize the cracks, we can't control the quality of asphalt or cement under our resurfacing or the government of the earth in the natural cracking. Rebar and non-reinforced cracks will "telegraph" or "mirror" back. The only way to control the cracking is with a post-tension concrete court.

The owner will provide access to the court, water, and electricity. Also, the owner must have items removed from surface area or moved as necessary. Additional charges may apply if not completed and must be made by our staff.

The estimated time to complete your project is 2-3 day prep and 5-7 days surface install. However, the project may take longer due to poor weather conditions or things out of our immediate control.

The customer also acknowledges and agrees to the following:

Any unnatural chipping or peeling of the paint within the first 365 days after completion of the sport court will be repaired by Pickled Court at no additional charge. Unnatural is defined as that which is not the expected depreciation that results from the use of the court. The customer is responsible for any dripping of water on the floor that causes damage to surface.

Any cracking, deterioration, or other damage to the asphalt or cement of the sport court is not the responsibility of Pickled Court. Responsibility for the condition of the asphalt or cement lies solely with the original individual or organization that poured it.

The court owner resumes all responsibility for the prolonged routine upkeep and maintenance of the court unless otherwise stated in a separate maintenance agreement.

It is best to not put or allow the following on the court surface: metal furniture, skateboards, bikes, cars, lawn mowers or any other item that could make permanent marks on court.

Sincerely,

Roger Kaman
CEO/Owner
Pickled Court North Florida

EXHIBIT 10

BEACHES ELECTRICAL SERVICE INC.
 214 Cokesbury Ct.
 Green Cove Springs, FL 32043
 US
 +19046293182
 beacheselectricalserviceinc@gmail.com
 https://beacheselectricalserviceinc.com

Proposal



ADDRESS
Parkland Preserve CDD 835 Parkland Preserve CDD St Augustine, FL 32092

SHIP TO
Parkland Preserve CDD 835 Parkland Preserve CDD St Augustine, FL 32092

PROPOSAL #	DATE	EXPIRATION DATE
3951	03/20/2026	04/20/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	16 Electrical & Lighting	Provide and install two 20 amp circuits in amenity center. There will be a total of 4 outlets on two different walls. This will require 30 feet of exposed 1/2 inch pvc and in certain areas drywall will need to be cut for access. We will hire a drywall company for those repairs.	1	4,100.00	4,100.00

Payment is due upon completion.

TOTAL

\$4,100.00

Total includes materials, labor and tax. 1 year warranty

By providing your phone number, you agree to receive automated text messages from Beaches Electrical for appointment notifications, reminders, and review requests. Message frequency may vary. Message and data rates may apply. Reply STOP to opt out at any time.

Accepted By

Accepted Date

VISIT OUR WEBSITE
<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN
 (904) 406-0603 FAX

EXHIBIT 11

FPL SHADE REQUEST FORM

OWNER INFORMATION:

NAME: _____

PHONE: _____

EMAIL: _____

ADDRESS: _____

DETAILS:

DATE SUBMITTED: _____

POLE NUMBER: _____

POLE LOCATION: _____

NOTES : _____

REASON FOR REQUEST:

Please include shade direction.

Owner Signature

Board Decision:

Denied or Approved

Full Name

Date