

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

***Agenda Package
Regular Meeting***

***Monday
August 24, 2026
4:30 p.m.***

***Meeting Location:
Parkland Preserve
Amenity Center
835 Parkland Trail
St. Augustine, FL 32095***

Note: The Agenda 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

Board of Supervisors
Parkland Preserve Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community Development District is scheduled for **Monday, August 24, 2026, at 4:30 p.m. at the Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.**

An 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 distributed 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

Dana Harden
District Manager

Parkland Preserve Community Development District

Board of Supervisors

Alfred Myslicki, Chairman
Clare Olson, Vice Chairman
Kimberly Inman, Assistant Supervisor
John Vicich, Assistant Supervisor
Gerard Dickinson, Assistant Supervisor

Staff

Dana Harden, District Manager
Bennett Davenport, District Counsel
Chris Reuther, District Engineer
Ken Thomas, Amenity Manager

Meeting Agenda August 24, 2026, 4:30 p.m.

Teams Meeting ID: 243 954 129 225
Meeting Passcode: HMWBbV

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
4. **Staff Reports – Questions from Board Members Only**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - Presentation of Meeting Matrix [Exhibit 1](#)
5. **Vendor Reports – Questions from Board Members Only**
 - A. Vesta Property Services Amenity Manager Report **(revised 8/18)** [Exhibit 2](#)
 - Presentation of Proposals for New Amenity Center Outlets [Exhibit 3](#)
 1. Grover Electrical - 3 Double Duplex Outlets and Circuits in Multi-Purpose Room - \$3,014.00 without tax
 2. **Beaches Electrical – 2 Circuits 4 Outlets - \$4,100.00 (submitted in March)**
 - B. TIGRIS/Charles Aquatics Service Report [Exhibit 4](#)
 - C. Bland Landscaping Co. Reports [Exhibit 5](#)

6. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 27, 2026

[Exhibit 6](#)

B. Consideration for Acceptance – The July 2026 Unaudited Financial Statements

[Exhibit 7](#)

7. Business Items

A. Consideration & Adoption of **Resolution 2026-11**, Adopting FY 2027 Meeting Schedule

[Exhibit 8](#)

B. Consideration & Approval of Bland Landscaping Entrance Perennial Plantings Proposal - \$700.00

[Exhibit 9](#)

C. Consideration & Approval of Bland Landscaping Fall Seasonal Annuals Proposal - \$1,083.00

[Exhibit 10](#)

D. Consideration of All Weather Amenity Center Stucco Repair - \$995.00

[Exhibit 11](#)

8. Discussion Topics

9. Supervisors' Requests

10. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

11. Action Items Summary

12. Next Meeting Quorum Check: September 28, 2026 at 4:30 p.m.

John Vicich	☐ IN PERSON	☐ REMOTE	☐ NO
Gerard Dickinson	☐ IN PERSON	☐ REMOTE	☐ NO
Alfred Myslicki	☐ IN PERSON	☐ REMOTE	☐ NO
Clare Olson	☐ IN PERSON	☐ REMOTE	☐ NO
Kim Inman	☐ IN PERSON	☐ REMOTE	☐ NO

13. Adjournment

EXHIBIT 1

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

<i>August 27, 2026</i>	<i>Next Regular Meeting 9/28</i>	<i>Presentations</i> <i>Consent Agenda Items</i> • Meeting Minutes ○ 7/27/2026 Regular Meeting • Unaudited Financials ○ July 2026 <i>Business Items</i> • FY27 Meeting Dates <i>Discussions</i> • TBD <i>Staff Reports</i> • District Manager ○ Meeting Matrix • District Counsel ○ TBD • District Engineer • Amenity Manager	<i>Action Items from Meeting:</i>
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

September 28, 2026	Next Regular Meeting: 10/26	<i>Presentations</i> <i>Consent Agenda Items</i> • Meeting Minutes • 08/27/2026 Regular Meeting • Unaudited Financials ○ August 2026 <i>Business Items</i> • TBD <i>Discussions</i> • TBD <i>Staff Reports</i> • District Manager • Meeting Matrix • District Counsel • District Engineer • Amenity Manager	<i>Action Items from Meeting:</i>
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

October 26, 2026

*Next
Regular
Meeting:
11/23*

Presentations

Consent Agenda Items

- Meeting Minutes
 - 9/28/2026 Regular Meeting
- Unaudited Financials
 - September 2026

Business Items

- ***TBD***

Discussions

- TBD

Staff Reports

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

Action Items From Meeting:

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	Renews 03/2029 (3 year contract)
Pest Control/Orkin (Pest and Termite)	10/6/2026 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
August 2026

Respectfully submitted by
Ken Thomas

kfthomas@vestapropertyservices.com

AMENITY UPDATES

Management Report- August 2026

We had a food truck here on 8/21. and I am working on having 2 during the month of September.

Bland Landscaping;

Has revised the irrigation at the corner of Dovetail and Parkland Trail. Scheduled for completion the week of 8/17.

Regarding the Cypress knees, their Arborist visited the property to inspect the trees and advised that there is no need to perform this activity at this time; there would be more damage to surrounding turf areas and could create more erosion on the pond banks than would be beneficial to trying to address the Cypress knees. If a need arises I believe we can handle this in house.

Mulch installation TBD.

Awaiting quote on re-doing the front entrance of the Amenity Center. Quote received 8/18 . Materials only, NO labor.

Fall Seasonal Annuals at the front gate.

Charles Aquatics (TIGRIS);

Are continuing the remediation treatment for the underlying issues of pond 3. And keeping a closer eye on our other ponds.

The ponds were last stocked with Triploid Carp in October of 2024. They are recommending we restock again this fall. With the majority going into pond 3 where there is a problem with Hydrilla.

Crown Pools;

Due to a death in the family we are awaiting a scheduled date to repair the pavers around the pool edge. Per my last conversation with them they estimate completion in the next 2 weeks.

A quote for sanding and sealing the pool deck should be received asap.

Projects;

Power washing of the CDD sidewalks is still on hold due to the current water management restrictions.

Awaiting start date for DirtWorks to repair the damage on Parkland Trail outside the Amenity Center.

Received a quote from All Weather to repair the stucco siding on the west side of the building.

Received a quote from Grover Electric to install 3 double duplex outlets in the Amenity room.

HOMEOWNER CONCERNS

Received a concern from a resident that the front door was not locked when they arrived at 5am. I checked the system and everything appeared to be working as programmed. Upon further investigation I found that the door latch on the bottom of the door was not fully engaged preventing the door from latching.

EXHIBIT 3

Alfred W Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com
FL License: EC13010167

PROPOSAL**DATE:** 8/17/2026**To:**

Parkland Preserve
835 Parkland Trail
St Augustine, FL 32095
Att: Ken Thomas, kftthomas@vestapropertyservices.com
904-650-6267

DESCRIPTION OF WORK	AMOUNT
Install 3 separate 20 amp, 120 volt circuits with 3, double duplex outlets in multi purpose room	
Inspection by SJCBD and Inspection Fee	150.00
Labor: 24 hrs @ \$80.00 per hour	1,920.00
Materials:	
3/4" EMT conduit x 16 lengths	137.00
3/4" EMT LBs x 10	60.00
3/4" EMT offset connectors x 10	36.00
3/4" EMT set screw connectors x 20	10.00
3/4" MET 1 hole straps x 60	12.00
4" square metal boxes x 10	30.00
4" square 2 gang duplex outlet covers x 3	15.00
Commercial grade 20 amp - 120 volt outlets x 6	30.00
4 1/16" metal boxes x 4	32.00
3/4" PVC conduit x 2	16.00
3, 500ft rolls of #12 THHN copper wire	380.00
12, 2 type MC cable	110.00
Eaton circuit breaker type BAB 1 pole 20 amp x 3	66.00
Hardware	10.00
Subtotal	944.00
Tax on materials @ 6.5%	61.36
TOTAL QUOTE	\$ 3,075.36

THANK YOU FOR YOUR BUSINESS!

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 4
(to be distributed)

EXHIBIT 5

BLAND LANDSCAPING CO.

O: (904) 716-0683

To our valued client at:

Parkland Preserve

Koehn Outdoor was privileged to provide the following services for you on:

7/29/26

Our services were provided by (foremen/technician):

Andres

Landscape Maintenance

- Mowing ☒
- Edging ☒
- String Trimming ☒
- Blowing - sidewalks/curbs ☒
- Blowing - parking areas ☐
- Weed control - manual ☒
- Weed control - chemical ☐
- Porter: Trash/Debris - Collection ☐
- Trimming/Detailing ☒
- Tree Trimming/Pruning ☐
- Other: (see comments below) ☐

Irrigation Maintenance

- Wet Check Inspection ☐
- Irrigation Clock Adjustments ☐
- Head & Nozzle Adjustments ☐
- Completed Repairs (see attached report) ☐
- Grounds & Materials Check Up ☐
- Other: (see comments below) ☐

Fertilizer & Pesticide Services

- Turf Fertilization ☐
- Turf Weed Control ☐
- Turf Pest/Disease Control ☐
- Turf Conditions Check Up ☐
- Shrub/Tree Fertilization ☐
- Shrub/Tree Weed Control ☐
- Shrub/Tree Pest/Disease Control ☐
- Shrub Tree Conditions Check Up ☐
- Annuals Fertilization ☐
- Annuals Weed Control ☐
- Annuals Pest/Disease Control ☐
- Annuals Conditions Check Up ☐
- Other: (see comments below) ☐

Special Projects

- Annuals Installation ☐
- Landscape Installation ☐
- Landscape Removal ☐
- Sod Removal & Replacement ☐
- Trimming/Detailing ☐
- Tree Trimming/Pruning ☐
- Tree Removal ☐
- Bush Hog/Tractor Mowing ☐
- Site Clearing/Clean Up ☐
- Debris Removal ☐
- Construction Services ☐
- Grading ☐
- Other: (see comments below) ☐

Landscape Architect & Design

- Land Planning ☐
- Master Site Review ☐
- Conceptual Planning ☐
- Site Measurement ☐
- Site Layout ☐
- Architectural Design ☐
- Hardscape Design ☐
- Permitting Preparation ☐
- Project Planning ☐
- Project Status Review ☐
- Project Q/A ☐
- Other: (see comments below) ☐

Environmental Services

- Silt Fence Installation ☐
- Silt Fence Repair ☐
- Rock Installation ☐
- Street/Driveway Sweeping ☐
- Inlet Protection Installation ☐
- Inlet Protection Repair ☐
- Inlet Cleaning ☐
- Trash/Debris Collection ☐
- Washout Installation ☐
- Washout Repair ☐
- Washout Removal ☐
- Wetlands Maintenance ☐
- Other: (see comments below) ☐

Comments:

Mowcut everything Edge of Concrete Beds and
Concrete at entrance and Clubhouse Detailed
Clubhouse Hand pulled weeds and Trimmer

Manager Signature: _____

BLAND LANDSCAPING CO.

O: (904) 716-0683

To our valued client at:

Parkland Preserve

Koehn Outdoor was privileged to provide the following services for you on:

8/14/26

Our services were provided by (foreman/technician):

Andres

Landscape Maintenance

- Mowing ☒
- Edging ☐
- String Trimming ☒
- Blowing - sidewalks/curbs ☒
- Blowing - parking areas ☐
- Weed control - manual ☒
- Weed control - chemical ☒
- Porter: Trash/Debris - Collection ☐
- Trimming/Detailing ☒
- Tree Trimming/Pruning ☐
- Other: (see comments below) ☐

Irrigation Maintenance

- Wet Check Inspection ☐
- Irrigation Clock Adjustments ☐
- Head & Nozzle Adjustments ☐
- Completed Repairs (see attached report) ☐
- Grounds & Materials Check Up ☐
- Other: (see comments below) ☐

Fertilizer & Pesticide Services

- Turf Fertilization ☐
- Turf Weed Control ☐
- Turf Pest/Disease Control ☐
- Turf Conditions Check Up ☐
- Shrub/Tree Fertilization ☐
- Shrub/Tree Weed Control ☐
- Shrub/Tree Pest/Disease Control ☐
- Shrub Tree Conditions Check Up ☐
- Annuals Fertilization ☐
- Annuals Weed Control ☐
- Annuals Pest/Disease Control ☐
- Annuals Conditions Check Up ☐
- Other: (see comments below) ☐

Special Projects

- Annuals Installation ☐
- Landscape Installation ☐
- Landscape Removal ☐
- Sod Removal & Replacement ☐
- Trimming/Detailing ☐
- Tree Trimming/Pruning ☐
- Tree Removal ☐
- Bush Hog/Tractor Mowing ☐
- Site Clearing/Clean Up ☐
- Debris Removal ☐
- Construction Services ☐
- Grading ☐
- Other: (see comments below) ☐

Landscape Architect & Design

- Land Planning ☐
- Master Site Review ☐
- Conceptual Planning ☐
- Site Measurement ☐
- Site Layout ☐
- Architectural Design ☐
- Hardscape Design ☐
- Permitting Preparation ☐
- Project Planning ☐
- Project Status Review ☐
- Project Q/A ☐
- Other: (see comments below) ☐

Environmental Services

- Silt Fence Installation ☐
- Silt Fence Repair ☐
- Rock Installation ☐
- Street/Driveway Sweeping ☐
- Inlet Protection Installation ☐
- Inlet Protection Repair ☐
- Inlet Cleaning ☐
- Trash/Debris Collection ☐
- Washout Installation ☐
- Washout Repair ☐
- Washout Removal ☐
- Wetlands Maintenance ☐
- Other: (see comments below) ☐

Comments:

Mowed everything. Trimmered and detailed inside the pool and at the entrance did not edge do to it being too wet, sprayed for weed around Club house and entrance

Manager Signature: _____

BLAND LANDSCAPING CO.

O: (904) 716-0683
F

To our valued client at:

Parkland Preserve

Koehn Outdoor was privileged to provide the following services for you on:

8/11/26

Our services were provided by (foremen/technician):

Lucas

Landscape Maintenance

- Mowing ☒
- Edging ☒
- String Trimming ☒
- Blowing - sidewalks/curbs ☐
- Blowing - parking areas ☒
- Weed control - manual ☒
- Weed control - chemical ☐
- Porter: Trash/Debris - Collection ☐
- Trimming/Detailing ☐
- Tree Trimming/Pruning ☐
- Other: (see comments below) ☐

Irrigation Maintenance

- Wet Check Inspection ☐
- Irrigation Clock Adjustments ☐
- Head & Nozzle Adjustments ☐
- Completed Repairs (see attached report) ☐
- Grounds & Materials Check Up ☐
- Other: (see comments below) ☐

Fertilizer & Pesticide Services

- Turf Fertilization ☐
- Turf Weed Control ☐
- Turf Pest/Disease Control ☐
- Turf Conditions Check Up ☐
- Shrub/Tree Fertilization ☐
- Shrub/Tree Weed Control ☐
- Shrub/Tree Pest/Disease Control ☐
- Shrub Tree Conditions Check Up ☐
- Annuals Fertilization ☐
- Annuals Weed Control ☐
- Annuals Pest/Disease Control ☐
- Annuals Conditions Check Up ☐
- Other: (see comments below) ☐

Special Projects

- Annuals Installation ☐
- Landscape Installation ☐
- Landscape Removal ☐
- Sod Removal & Replacement ☐
- Trimming/Detailing ☐
- Tree Trimming/Pruning ☐
- Tree Removal ☐
- Bush Hog/Tractor Mowing ☐
- Site Clearing/Clean Up ☐
- Debris Removal ☐
- Construction Services ☐
- Grading ☐
- Other: (see comments below) ☐

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- Site Measurement ☐
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- Project Planning ☐
- Project Status Review ☐
- Project Q/A ☐
- Other: (see comments below) ☐

Environmental Services

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- Silt Fence Repair ☐
- Rock Installation ☐
- Street/Driveway Sweeping ☐
- Inlet Protection Installation ☐
- Inlet Protection Repair ☐
- Inlet Cleaning ☐
- Trash/Debris Collection ☐
- Washout Installation ☐
- Washout Repair ☐
- Washout Removal ☐
- Wetlands Maintenance ☐
- Other: (see comments below) ☐

Comments:

Mowed, edged all Concrete Haul pulled for
wheels around Club House and entrance
Blew off entire property

Manager Signature: _____

BLAND LANDSCAPING CO.

O: (904) 716-0683

F

To our valued client at:

Parkland Preserve

Koehn Outdoor was privileged to provide the following services for you on:

7/28/26

Our services were provided by (foreman/technician):

Andres Garcia

Landscape Maintenance

Mowing ☒
Edging ☒
String Trimming ☒
Blowing - sidewalks/curbs ☐
Blowing - parking areas ☐
Weed control - manual ☒
Weed control - chemical ☒
Porter: Trash/Debris - Collection ☐
Trimming/Detailing ☒
Tree Trimming/Pruning ☐
Other: (see comments below) ☐

Irrigation Maintenance

Wet Check Inspection ☐
Irrigation Clock Adjustments ☐
Head & Nozzle Adjustments ☐
Completed Repairs (see attached report) ☐
Grounds & Materials Check Up ☐
Other: (see comments below) ☐

Fertilizer & Pesticide Services

Turf Fertilization ☐
Turf Weed Control ☐
Turf Pest/Disease Control ☐
Turf Conditions Check Up ☐
Shrub/Tree Fertilization ☐
Shrub/Tree Weed Control ☐
Shrub/Tree Pest/Disease Control ☐
Shrub Tree Conditions Check Up ☐
Annuals Fertilization ☐
Annuals Weed Control ☐
Annuals Pest/Disease Control ☐
Annuals Conditions Check Up ☐
Other: (see comments below) ☐

Special Projects

Annuals Installation ☐
Landscape Installation ☐
Landscape Removal ☐
Sod Removal & Replacement ☐
Trimming/Detailing ☐
Tree Trimming/Pruning ☐
Tree Removal ☐
Bush Hog/Tractor Mowing ☐
Site Clearing/Clean Up ☐
Debris Removal ☐
Construction Services ☐
Grading ☐
Other: (see comments below) ☐

Landscape Architect & Design

Land Planning ☐
Master Site Review ☐
Conceptual Planning ☐
Site Measurement ☐
Site Layout ☐
Architectural Design ☐
Hardscape Design ☐
Permitting Preparation ☐
Project Planning ☐
Project Status Review ☐
Project Q/A ☐
Other: (see comments below) ☐

Environmental Services

Silt Fence Installation ☐
Silt Fence Repair ☐
Rock Installation ☐
Street/Driveway Sweeping ☐
Inlet Protection Installation ☐
Inlet Protection Repair ☐
Inlet Cleaning ☐
Trash/Debris Collection ☐
Washout Installation ☐
Washout Repair ☐
Washout Removal ☐
Wetlands Maintenance ☐
Other: (see comments below) ☐

Comments:

Mowed, Edged all Concrete, sprayed and detailed around Clubhouse, Blew off entire property

Manager Signature: _____

EXHIBIT 6

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, July 27, 2026 at 4:30 p.m. at Parkland Preserve Amenity
6 Center, 835 Parkland Trail, St. Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Call to Order/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 <i>(via phone)</i>	Board Supervisor, Assistant Secretary
13 John Vicich	Board Supervisor, Assistant Secretary

14 Also present were:

15 Dana Harden	District Manager, Vesta District Services
16 Ken Thomas	Amenity Manager, Vesta Property Services
17 Ron Zastrocky	Field Services, Vesta Property Services
18 Bennett Davenport	District Counsel, Kutak Rock
19 Chris Reuther	District Engineer, Kimley-Horn
20 Sam Passaflume	Bland Landscaping
21 Linda Wysocki	Resident
22 Dean Gruber	Resident
23 Jim Curry	Resident
24 Ed Bergstrom	Resident
25 Mary Lou Walker	Resident
26 Gerard Dickinson	Resident

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

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

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

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

34 Ms. Wysocki expressed concerns with erosion observed on the Pond 3 bank, and provided a
35 handout with photo documentation of conditions. Ms. Wysocki expressed concerns about growth
36 near the bottom of the pond and the water levels being significantly lower than other ponds in the
37 community, asking for accountability for removing growth that had been killed.

38 Mr. Gruber noted a program with FPL for installing solar panels, and commented that this topic
39 had not been discussed at length at a meeting or researched though he had brought it up a few
40 months prior.

41 Mr. Curry suggested that they consider putting together a community news section to the weekly
42 CDD email, also commenting that an updatable newsletter with a printable format could be useful
43 for bridging a communication gap. Mr. Curry offered to work to move forward with a concept as

part of the tech team. Comments were made suggesting that this was a good idea but expressing concerns about potentially crossing over communications between the CDD and HOA and confusing messages.

Mr. Bergstrom expressed concerns about the structure of the contract with District Counsel, particularly with regards to what he felt was a lack of control mechanisms for spending and billing.

Ms. Walker commented on the mailboxes needing some sort of cover to prevent mail getting soaked by rains, and commented negatively on the appearance of a white concrete post by the gates.

Prior to proceeding with the Public Hearings, Mr. Myslicki requested to take consideration of Exhibit 11, the presentation of the letter of interest for Board seat #2, out of order. The Board assented.

Mr. Dickinson introduced himself to the Board and provided a summary of his experience.

On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved appointing Gerard Dickinson to the vacancy on Board Seat #2 for the Parkland Preserve Community Development District.

Following the motion, Ms. Harden administered the Oath of Office to Mr. Dickinson, and he was sworn into office. Mr. Davenport additionally provided an overview of Supervisor responsibilities, ethics, and communication guidance under Sunshine Law.

On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved recessing the Regular Meeting for the purpose of holding the Public Hearing related to the FY 2026-2027 Budget for the Parkland Preserve Community Development District.

(The Board recessed the meeting at 4:55 p.m.)

FOURTH ORDER OF BUSINESS – Public Hearings

A. FY 2026-2027 Budget Public Hearing

➤ Open the Public Hearing

On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Budget Public Hearing for the Parkland Preserve Community Development District.

➤ Exhibit 1: Presentation of FY 2026-2027 Approved Proposed Budget & Assessment Roll

Ms. Harden presented the approved proposed budget, noting that there was no increase to the overall budget and as such the annual assessments would remain flat from the previous year.

➤ Public Comments

Ms. Wysocki asked for clarification on management consulting duties, and indicated the need for the Amenity Center to acquire more folding/plastic chairs for events. Ms. Harden noted that some furniture for the outdoor pool area had been purchased and was being delivered, and that the Board may consider purchasing more amenity furniture. Ms. Harden also clarified that the management consulting was for the contract that included herself and the rest of the Vesta team, which also provided for financial services.

Mr. Gruber commented on solar power and pond irrigation costs, noting that there were solar pond systems on the market that may be useful for the CDD's needs.

75 ➤ Close the Public Hearing

On a MOTION by Mr. Myslicki, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Budget Public Hearing for the Parkland Preserve Community Development District.

76 *(The Board reconvened the meeting at 5:01 p.m.)*

77 B. Exhibit 2: Consideration & Adoption of **Resolution 2026-05**, Adopting FY 2026-2027 Budget

On a MOTION by Mr. Vicich, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, adopting the FY 2026-2027 Budget in substantial form, allowing the District Manager to make technical changes as necessary, for the Parkland Preserve Community Development District.

78 C. Exhibit 3: Consideration & Adoption of **Resolution 2026-06**, Annual Assessments

On a MOTION by Ms. Olson, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, adopting the FY 2026-2027 Assessments in substantial form, allowing the District Manager to make technical changes as necessary, for the Parkland Preserve Community Development District.

79 **FIFTH ORDER OF BUSINESS – Staff Reports – Questions from Board Members Only**

80 A. District Counsel

81 Mr. Davenport advised that mediation with Jr. Davis was planned for August.

82 B. District Engineer

83 Mr. Reuther addressed comments on pond erosion, explaining that the level of erosion was common
84 and that the shelf was more pronounced due to the lower water levels stemming from lack of
85 rainfall. Mr. Reuther noted that adding in more dirt and soil would be a temporary fix and erosion
86 conditions would be similar after a few years, and that installing aquatic plants on the shelf to
87 mitigate erosion would introduce maintenance needs and costs in addition to upfront materials and
88 labor costs. Mr. Reuther additionally noted that the scope of Charles Aquatics' contract provided
89 for treatment of ponds but not algae removal.

90 Mr. Reuther and the Board discussed a parcel owned by Pulte, noting that the developer intended
91 to transfer ownership to the CDD. Ms. Harden and Mr. Reuther provided historical background on
92 the parcel, and explained that this would be transferred at no cost to the CDD, and that ownership
93 of the parcel would complete the buffer region. Mr. Reuther advised that he would need to work
94 with the planning department to determine whether the PUD documents had been written in a way
95 that provided for Pulte needing to dedicate the land to Parkland Preserve CDD, and determine if it
96 was possible to place a conservation easement over the parcel with the County.

97 Board comments were heard regarding Pulte employees parking along the road by the Parkland
98 Preserve exit gate causing congestion in the lane, as well as some litter being reported with their
99 activity. Mr. Reuther stated that he would send a courtesy request to the developer and Dirtworx.

100 C. District Manager

101 Ms. Harden and the Board discussed the FY 2027 meeting schedule, with the Board indicating that
102 they wished to move forward with 12 meetings a year. The Board requested for the meetings to
103 proceed with the fourth Monday of every month, except for the December meeting to take place on
104 the third Monday.

Ms. Harden and the Board additionally discussed DLP signage requests, with Ms. Harden also providing information on fees that would be paid to the CDD based on occupancy levels. Mr. Davenport responded to Board concerns raised regarding liability and access considerations.

- Exhibit 4: Presentation of Meeting Matrix

SIXTH ORDER OF BUSINESS – Vendor Reports – Questions from Board Members Only

A. Exhibit 5: Vesta Property Services Amenity Manager Report

Mr. Thomas presented the report, explaining that power washing the sidewalks was still on hold due to ongoing water restrictions by the County. Mr. Thomas also noted the completion of seasonal plantings at the front gate and the pickleball court resurfacing. Mr. Thomas noted that pool deck furniture had been ordered but anticipated that this would not be delivered until mid-October. Some concerns were expressed by the Board regarding plants that had been acquired and the smaller scopes of proposals being submitted. Ms. Harden requested for Supervisors to submit emails with their concerns regarding the specific landscaping deficiencies to herself and Mr. Thomas to have them addressed.

Mr. Thomas also discussed ongoing paver repairs, as well as work to coordinate and schedule food trucks on property. Mr. Thomas asked the Board for their direction regarding the purchase of two bookcases which would run at approximately \$200, as well as a cubby hole furniture piece around \$90. Ms. Harden clarified that these purchases were within the spending authority, but that staff had wished to run these purchases by the Board prior to moving forward with their acquisition and installation. Mr. Myslicki commented against the purchase of bookshelves, suggesting that the library needed a stronger organization system and that more shelves may lead to more clutter. The Board discussed the desired scope/book count of the library, volunteer efforts in organizing shelves, and donating duplicate books, ultimately opting to hold off on authorizing the purchase of new bookshelves. The Board additionally suggested deferring the cubby purchase to go with the rest of the amenity furniture to be acquired in FY 2027.

The Board noted resident comments regarding squeaky mailboxes and requested that the Amenity Manager address the issue.

B. Exhibit 6: TIGRIS/Charles Aquatics Service Report

No representative was present from TIGRIS to present the report.

C. Exhibit 7: Bland Landscaping Co. Reports

Mr. Passafiume presented the reports, stating that he would elevate the concerns from the Board regarding the appearance of the entrance to the general manager. Mr. Passafiume responded to comments from the Board regarding the crape myrtle tree and using funds elsewhere in landscape improvement, as well as the methodology in calculating the number of yards of mulch needed in the beds. Mr. Passafiume stated that he planned on meeting with Mr. Thomas to clarify specific locations where the mulch would be installed. The Board requested for mulch to be installed earlier in the year for FY 2027. Mr. Passafiume stated that he would also clarify the type of mulch, acknowledging discussions from the previous meeting regarding the mulch being pine bark rather than the hardwood mulch in the submitted proposal, adding that the mulch types could be offered at the same cost.

- Maintenance Service Report

- Irrigation Inspection Report – June 2026

SEVENTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 22, 2026

Ms. Inman requested that the meeting minutes be pulled from the Consent Agenda.

- B. Exhibit 9: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

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

Following the motion, Ms. Inman recalled that the outcome of the discussion on the Amenity Center room layout was for the furniture to be left set up in the back of the room with chairs in the front. Mr. Myslicki questioned rearranging the furniture in a different configuration from how the acoustic tile layout had been designed for. Discussion ensued regarding the drawbacks for sound quality and wear and tear from moving furniture between configurations.

Mr. Myslicki made a motion to relocate the couch and chairs to the center of the room based on the previous layout when the acoustic tiles were installed. However, as Ms. Olson, Ms. Inman, and Mr. Vicich voted “NAY”, the motion failed due to a lack of support from Board Supervisors of the Parkland Preserve Community Development District.

Ms. Harden stated that the sofa and chairs would remain in place in the enclave area.

On a MOTION by Ms. Olson, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held June 22, 2026, for the Parkland Preserve Community Development District.

EIGHTH ORDER OF BUSINESS – Business Matters

- A. Exhibit 10: Consideration & Adoption of Resolution 2026-07, Declaring Board Seat Vacancies

On a MOTION by Ms. Olson, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Declaring Board Seat Vacancies for the Parkland Preserve Community Development District.

- B. Exhibit 11: Presentation of Letter of Interest for Board Seat #2

- C. Exhibit 12: Consideration & Adoption of Resolution 2026-08, Designating Officers

On a MOTION by Ms. Inman, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08**, Designating Officers for the Parkland Preserve Community Development District.

- D. Exhibit 13: Consideration & Adoption of Resolution 2026-09, Designating Signatories

On a MOTION by Ms. Inman, SECONDED by Ms. Olson WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09**, Designating Signatories for the Parkland Preserve Community Development District.

- E. Exhibit 14: Consideration & Adoption of Resolution 2026-10, Adopting Goals and Objectives

On a MOTION by Ms. Inman, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-10**, Adopting FY27 Goals and Objectives for the Parkland Preserve Community Development District.

- F. Exhibit 15: Consideration & Approval of Bland Landscaping Mulch Installation Proposal - \$4,204.00

170 Ms. Harden stated that the proposal could be approved pending clarification on the mulch type, so
171 as not to delay the mulch installation further.

On a MOTION by Ms. Inman, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board approved the Bland Landscaping mulch installation proposal, with the mulch installed to be pine bark, in the amount of \$4,204.00, for the Parkland Preserve Community Development District.

172 G. Exhibit 16: Consideration & Approval of Bland Landscaping Crape Myrtle Installation by
173 Clubhouse - \$967.00

174 The Board opted not to proceed with the crape myrtle installation.

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

176 There being none, the next item followed.

177 **TENTH ORDER OF BUSINESS – Supervisors Requests**

178 There being none, the next item followed.

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

181 There being none, the next item followed.

182 **TWELFTH ORDER OF BUSINESS – Action Items Summary**

183 Ms. Harden read the Action Items Summary:

- 184 • Ms. Inman and District Counsel will discuss the pedestrian gate entrance offline.
- 185 • The District Manager will email Dream St. Augustine regarding signage.
- 186 • The Amenity Manager will apply WD-40 to the mailboxes.
- 187 • The District Manager will update the FY 2027 meeting calendar and present the schedule for
- 188 adoption at the August meeting.
- 189 • Bland Landscaping will provide their next mulch proposal in March 2027.

190 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 24, 2026 at 4:30**
191 **p.m.**

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

194 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:56 p.m. for the Parkland Preserve Community Development District.

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

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

202

Signature

Printed Name

Signature

Printed Name

203 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 7

Parkland Preserve
Community Development District

Financial Statements
Unaudited

Period Ending
July 31, 2026



Parkland Preserve CDD
Balance Sheet
July 31, 2026

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
1 <u>Assets:</u>				
2 Cash	\$ 249,543	-	478	\$ 250,021
3 Cash Sweep	\$ 350,871	-	-	\$ 350,871
4 General Sub-account	-	-	-	-
5 Revenue	-	682,468	-	682,468
6 Sinking Fund	-	74	-	74
7 Capitalized Interest	-	-	-	-
8 Debt Service Reserve	-	766,100	-	766,100
9 Interest Account	-	101	-	101
10 Prepayment Account	-	54,014	-	54,014
11 Bond Redemption	-	-	-	-
12 Acquisition & Construction	-	-	-	-
13 Accounts Receivable	-	-	-	-
14 On-Roll Assessments Receivable	-	-	-	-
15 Excess Fees Received	-	-	-	-
16 Undeposited Funds	-	-	-	-
17 Due From Other Funds	-	21,066	-	21,066
18 Prepaid	4,267	-	-	4,267
19 Deposits	3,900	-	-	3,900
20 <u>Total Assets</u>	<u>\$ 608,580</u>	<u>1,523,823</u>	<u>478</u>	<u>\$ 2,132,881</u>
21 <u>Liabilities:</u>				
22 Accounts Payable	1,620	-	-	1,620
23 Due to Other Funds	21,066	-	-	21,066
24 Due to Developer	-	-	-	-
25 Deferred On-Roll Assessments	-	-	-	-
26 Retainage Payable	-	-	-	-
27 <u>Total Liabilities</u>	<u>\$ 22,686</u>	<u>-</u>	<u>-</u>	<u>\$ 22,686</u>
28 <u>Fund Balance:</u>				
29 Non-Spendable:				
30 Deposits & Prepaid	8,167	-	-	8,167
31 Restricted for:				
32 Debt Service	-	1,523,823	-	1,523,823
33 Capital Projects	-	-	478	478
34 Unassigned	577,728	-	-	577,728
35 <u>Total Fund Balance</u>	<u>\$ 585,894</u>	<u>1,523,823</u>	<u>478</u>	<u>\$ 2,110,195</u>
36 <u>Total Liabilities & Fund Balance</u>	<u>\$ 608,580</u>	<u>1,523,823</u>	<u>478</u>	<u>\$ 2,132,881</u>

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

	FY2026 Adopted Budget	FY2026 Month of July	FY2026 Actual Year-to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments - On-Roll	\$ 689,500	\$ 8,551	\$ 692,580	\$ 3,080	100%
3 Excess Assessments	-	-	-	-	0%
4 Miscellaneous Revenue	-	125	1,885	1,885	950%
5 Interest	-	1,084	14,745	14,745	0%
6 Total Revenue	689,500	9,760	709,211	19,711	103%
7 Expenditures:					
8 General Administrative:					
9 Supervisors Compensation	10,000	-	6,200	(3,800)	62%
10 Management Consulting Services	38,000	3,167	31,667	(6,333)	83%
11 Administrative Services	2,087	174	1,739	(348)	83%
12 Auditing Services	3,250	-	3,250	-	100%
13 Regulatory Permit Fees	175	-	226	51	129%
14 Legal Advertisements	1,000	-	184	(816)	18%
15 Engineering Services	40,000	-	18,007	(21,993)	45%
16 Legal Services	70,000	-	20,567	(49,433)	29%
17 Website Hosting	2,316	253	4,045	1,729	175%
18 Total General Administrative	166,828	3,594	85,883	(80,945)	51%
19 Insurance:					
20 Property, General Liability, Prof.	28,051	-	26,354	(1,697)	94%
21 Total Insurance	28,051	-	26,354	(1,697)	94%
22 Debt Administration:					
23 Dissemination Agent	8,800	-	8,800	-	100%
24 Trustee Fees	6,400	-	6,400	-	100%
25 Arbitrage	1,300	-	650	(650)	50%
26 Total Debt Administration	16,500	-	15,850	(650)	96%
27 Physical Environment:					
28 Field Manager	30,633	3,050	26,025	(4,609)	85%
29 Electricity (Irrigation & Pond Pumps)	6,238	544	5,161	(1,077)	83%
30 Streetpole Lighting	23,039	2,079	18,633	(4,406)	81%
31 Water (County)	6,840	389	3,488	(3,352)	51%
32 Landscaping Maintenance	65,000	4,395	49,595	(15,406)	76%
33 Landscape Replenishment	6,064	5,099	9,364	3,300	154%
34 Irrigation Maintenance	5,513	-	2,461	(3,052)	45%
35 Stormwater Drainage/Stormwater Bank Repair	11,000	-	-	(11,000)	0%
36 Environmental Mitigation & Pond Maintenance	12,540	1,025	10,250	(2,290)	82%
37 Remote Security	6,062	356	5,091	(971)	84%
38 Gate Management	1,260	105	1,185	(75)	94%
39 Gate Access Cards	3,200	-	346	(2,854)	11%
40 Receptionist/Call Boxes	4,800	223	723	(4,077)	15%
41 Gate Repair	6,500	-	5,305	(1,195)	82%
42 Amenity & Community Maint & Repair	29,000	7,628	24,816	(4,184)	86%
43 Field Contingency	62,000	21,470	40,720	(21,280)	66%
Total Physical Environment	279,689	46,363	203,161	(76,528)	73%
1 Amenity Center Operations:					
2 Pool Service Contract	26,500	2,208	27,788	1,288	105%
3 Pool Permit	250	-	350	100	140%
4 Amenity Management	28,878	2,407	24,065	(4,813)	83%
5 Amenity Website & E-Blast	500	-	-	(500)	0%
6 Amenity Janitorial Services	10,804	1,727	12,242	1,438	113%
7 Amenity Center Internet	5,714	355	3,513	(2,201)	61%
8 Amenity Center Pest Control	2,000	160	1,554	(446)	78%
9 Refuse Service	1,654	153	1,491	(163)	90%

10	Capital Improvements (Resident's Requests)	22,132	-	-	(22,132)	0%
11	Total Amenity Center Operations	98,432	7,010	71,003	(27,429)	72%
12	Reserves:					
13	Reserve Fund Contribution	100,000	-	-	(100,000)	0%
14	Total Reserves	100,000	-	-	(100,000)	0%
15	Total Expenditures:	689,500	56,967	402,252	(287,248)	58%
16	Other Financing Sources (Uses):					
17	Transfers In		-	-		
18	Transfers Out					
19	Total Other Financing Sources (Uses)		-	-		
20	Excess Revenue Over (Under) Expenditures		(47,207)	306,959		
21	Fund Balance - Beginning	3,744		278,935		
22	Fund Balance - Ending			\$ 585,894		

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

	FY2026 Adopted Budget	FY2026 Month of July	FY2026 Actual Year-to-Date	Variance	% of Budget
1 <u>Revenue:</u>					
2 Special Assessments - On-Roll	\$ 711,963	\$ 8,829	\$ 715,143	\$ 3,181	100%
3 Excess Assessments		-		-	0%
4 Prepayment Income		-	53,621	53,621	0%
5 Interest		4,226	39,261	39,261	5457%
6 Total Revenue	711,963	13,055	808,025	96,062	113%
7 <u>Expenditures:</u>					
8 Interest Expense					
9 May 1, 2026	257,722	-	257,722	-	100%
10 November 1, 2025	253,091	-	257,722	4,631	102%
11 Principal Retirement					
12 May 1, 2026	195,000	-	195,000	-	100%
13 Total Expenditures:	705,813	-	710,444	4,631	101%
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	13,055	97,581		
19 Fund Balance - Beginning			1,426,241		
20 Fund Balance - Ending			\$ 1,523,823		

Parkland Preserve CDD
Acquisition & Construction
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2025 to July 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	07/01/2026	100740	Contact One	Invoice: 260601170101 (Reference: 7/1/26 - 7/31/26.)		249.80
	Bill Pmt -Check	07/01/2026	100741	Kimberly D. Inman	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)		200.00
	Bill Pmt -Check	07/01/2026	100742	Alfred W. Myslicki, Jr.	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)		200.00
	Bill Pmt -Check	07/01/2026	100743	John W. Vicich	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)		200.00
	Bill Pmt -Check	07/01/2026	100744	Vesta District Services	Invoice: 433151 (Reference: Management Fees July 26.)		3,408.58
	Bill Pmt -Check	07/01/2026	100745	Clare M. Olson	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)		200.00
	Transfer	07/01/2026			Funds Transfer	20.55	
	Transfer	07/02/2026			Funds Transfer		17,129.79
	Deposit	07/02/2026			Deposit	17,379.59	
	Bill Pmt -Check	07/06/2026	100746	Hi-Tech System Associates, Inc.	Invoice: 445209 (Reference: Security Monitoring July 26.)		279.85
	Bill Pmt -Check	07/06/2026	100747	Integrated Access Solutions LLC	Invoice: 6107 (Reference: Gate PM June 26.)		125.00
	Bill Pmt -Check	07/06/2026	100748	Tigris Aquatic Services LLC	Invoice: 4645036 (Reference: Aquatic Services July 26.)		1,025.00
	Bill Pmt -Check	07/06/2026	100749	Vesta Property Services Inc	Invoice: 433124 (Reference: Amenity Management.)		8,357.91
	Bill Pmt -Check	07/06/2026	100750	Cintas Corporation	Invoice: 9379286929 (Reference: AED AUTOMATIC AGREEMENT.)		164.00
	Transfer	07/07/2026			Funds Transfer	1,593.85	
	Transfer	07/09/2026			Funds Transfer	3,408.58	
	Transfer	07/10/2026			Funds Transfer	400.00	
	Bill Pmt -Check	07/13/2026	071326ACH1	Waste Pro - Palm Coast	Solid waste service		153.24
	Bill Pmt -Check	07/13/2026	100751	DoorKing, Inc.	Invoice: 2804560 (Reference: 6/12/26 - 7/11/26.)		75.95
	Bill Pmt -Check	07/13/2026	100752	Hawkins Inc.	Invoice: 7464940 (Reference: Pool Chemicals.)		1,122.00
	Bill Pmt -Check	07/13/2026	100753	Bland Landscaping Company, Inc.	Invoice: 374333 (Reference: Landscape Maintenance July 26.)		4,395.00
	Transfer	07/13/2026			Funds Transfer	353.24	
	Bill Pmt -Check	07/14/2026	100754	Vesta Property Services Inc	Invoice: 433520 (Reference: Additional Maintenance hours.)		497.00
	Transfer	07/14/2026			Funds Transfer	8,357.91	
	Bill Pmt -Check	07/15/2026	071526ACH1	Orkin	Pest Control.		159.79
	Bill Pmt -Check	07/15/2026	100755	Vesta Property Services Inc	Invoice: 433491 (Reference: Billable Expenses June 26.)		213.19
	Bill Pmt -Check	07/15/2026	100756	Southern Breeze Outdoor Furnishings, LLC	Invoice: 3098-2 (Reference: Outdoor Patio Furniture.)		21,470.22
	Transfer	07/15/2026			Funds Transfer	235.74	
	Deposit	07/16/2026			Deposit	125.00	
	Transfer	07/16/2026			Funds Transfer	75.00	
	Bill Pmt -Check	07/20/2026	072026ACH1	St. Johns County Utility Department	835 Parkland Trl - 5/19/26 - 6/19/26		369.12
	Transfer	07/20/2026			Funds Transfer	369.12	
	Bill Pmt -Check	07/21/2026	072126Wire1	Pickled Court North Florida	Invoice: 022126 - Deposit (Reference: Deposit Courts 3 & 4.)		7,250.00
	Bill Pmt -Check	07/21/2026	072126Wire2	Pickled Court North Florida	Invoice: 071126 Final (Reference: Final Payment for Court Repairs.)		7,250.00
	Bill Pmt -Check	07/21/2026	072126ACH1	AT&T	Internet 6/28/26 - 7/27/26		149.80
	Bill Pmt -Check	07/21/2026	072126ACH2	Florida Power & Light	100 Parkland Trail - Jun 5, 2026 to Jul 7, 2026		842.54
	Transfer	07/21/2026			Funds Transfer	19,887.34	
	Bill Pmt -Check	07/22/2026	072226CC1	US Bank Credit Card	Various Purchases 5/29/26 - 6/25/26		132.44
	Transfer	07/22/2026			Funds Transfer	1,254.44	
	Bill Pmt -Check	07/23/2026	072326ACH1	AT&T	Internet 7/2/25 - 8/1/26		203.30
	Bill Pmt -Check	07/23/2026	100757	Contact One	Invoice: 260701170101 (Reference: 8/1/26 - 8/30/26.)		223.30
	Bill Pmt -Check	07/23/2026	100758	Bland Landscaping Company, Inc.	Invoice: 375387 (Reference: Pond Bank Erosion Repair.) Invoice: 375405 (Reference: Erosion Re...		5,099.00
	Transfer	07/23/2026			Funds Transfer	203.30	
	Transfer	07/24/2026			Funds Transfer	21,693.52	
	Transfer	07/27/2026			Funds Transfer	710.19	
	Bill Pmt -Check	07/28/2026	072826ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2026 to Jul 14, 2026		37.81
	Bill Pmt -Check	07/28/2026	072826ACH2	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2026 to Jul 14, 2026		64.48
	Bill Pmt -Check	07/28/2026	072826ACH3	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2026 to Jul 14, 2026		479.92
	Bill Pmt -Check	07/28/2026	072826ACH4	Florida Power & Light	100 PARKLAND TRL Jun 12, 2026 to Jul 14, 2026		1,198.95
	Bill Pmt -Check	07/28/2026	100759	Integrated Access Solutions LLC	Invoice: 6256 (Reference: Monthly Gate PM July 26.)		125.00
	Transfer	07/28/2026			Funds Transfer	1,781.16	
	Transfer	07/29/2026			Funds Transfer	125.00	
	Transfer	07/31/2026			Funds Transfer	5,099.00	
	Deposit	07/31/2026			Interest	21.23	

Parkland Preserve CDD
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1101000 · Cash- Operating Account						83,073.21	83,072.53
1101010 · BU Sweep							
	Transfer	07/01/2026			Funds Transfer	20.55	
	Transfer	07/02/2026			Funds Transfer	17,129.79	
	Transfer	07/07/2026			Funds Transfer		1,593.85
	Transfer	07/09/2026			Funds Transfer		3,408.58
	Transfer	07/10/2026			Funds Transfer		400.00
	Transfer	07/13/2026			Funds Transfer		353.24
	Transfer	07/14/2026			Funds Transfer		8,357.91
	Transfer	07/15/2026			Funds Transfer		235.74
	Transfer	07/16/2026			Funds Transfer		75.00
	Transfer	07/20/2026			Funds Transfer		369.12
	Transfer	07/21/2026			Funds Transfer		19,887.34
	Transfer	07/22/2026			Funds Transfer		1,254.44
	Transfer	07/23/2026			Funds Transfer		203.30
	Transfer	07/24/2026			Funds Transfer		21,693.52
	Transfer	07/27/2026			Funds Transfer		710.19
	Transfer	07/28/2026			Funds Transfer		1,781.16
	Transfer	07/29/2026			Funds Transfer		125.00
	Transfer	07/31/2026			Funds Transfer		5,099.00
	Deposit	07/31/2026			Interest	1,062.87	
Total 1101010 · BU Sweep						18,213.21	65,547.39
7255900 · 2019A - Revenue							
	Deposit	07/02/2026			Interest	1,907.44	
	Transfer	07/06/2026			Funds Transfer	2,167.20	
Total 7255900 · 2019A - Revenue						4,074.64	0.00
7256000 · 2019A - DS Reserve							
	Deposit	07/02/2026			Interest	2,167.20	
	Transfer	07/06/2026			Funds Transfer		2,167.20
Total 7256000 · 2019A - DS Reserve						2,167.20	2,167.20
7256101 · 2019A Prepayment							
	Deposit	07/02/2026			Interest	151.71	
Total 7256101 · 2019A Prepayment						151.71	0.00
1131005 · On Roll Assessment Receivable							
	General Journal	07/31/2026	149		Tax Distribution July 2026		5,470.32
Total 1131005 · On Roll Assessment Receivable						0.00	5,470.32
2131001 · Due From GF 001 (201)							
	General Journal	07/31/2026	149		Tax Distribution July 2026	8,829.07	
Total 2131001 · Due From GF 001 (201)						8,829.07	0.00
2131005 · DS On Roll Assessment Rec							
	General Journal	07/31/2026	149		Tax Distribution July 2026		5,648.52
Total 2131005 · DS On Roll Assessment Rec						0.00	5,648.52
1202000 · Accounts Payable							
	Bill	07/01/2026	433151	Vesta District Services	July 2026 Management Services		3,408.58
	Bill Pmt -Check	07/01/2026	100740	Contact One	Invoice: 260601170101 (Reference: 7/1/26 - 7/31/26.)	249.80	
	Bill Pmt -Check	07/01/2026	100741	Kimberly D. Inman	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)	200.00	
	Bill Pmt -Check	07/01/2026	100742	Alfred W. Myslicki, Jr.	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)	200.00	
	Bill Pmt -Check	07/01/2026	100743	John W. Vicich	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)	200.00	
	Bill Pmt -Check	07/01/2026	100744	Vesta District Services	Invoice: 433151 (Reference: Management Fees July 26.)	3,408.58	
	Bill Pmt -Check	07/01/2026	100745	Clare M. Olson	Invoice: 062226 BOS (Reference: BOS Meeting 6/22/26.)	200.00	
	Bill	07/01/2026	445209	Hi-Tech System Associates, Inc.	Reference: Security Monitoring July 26.		279.85
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Amenity Management		8,357.91
	Bill	07/01/2026	4645036	Tigris Aquatic Services LLC	Reference: Aquatic Services July 26.		1,025.00
	Bill	07/01/2026	309264701 7/26	AT&T	Internet 7/2/25 - 8/1/26		203.30
	Bill	07/01/2026	335975	Waste Pro - Palm Coast	Solid waste service		153.24

Parkland Preserve CDD
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	07/01/2026	374333	Bland Landscaping Company, Inc.	Reference: Landscape Maintenance July 26.		4,395.00
	Bill Pmt -Check	07/06/2026	100746	Hi-Tech System Associates, Inc.	Invoice: 445209 (Reference: Security Monitoring July 26.)	279.85	
	Bill Pmt -Check	07/06/2026	100747	Integrated Access Solutions LLC	Invoice: 6107 (Reference: Gate PM June 26.)	125.00	
	Bill Pmt -Check	07/06/2026	100748	Tigris Aquatic Services LLC	Invoice: 4645036 (Reference: Aquatic Services July 26.)	1,025.00	
	Bill Pmt -Check	07/06/2026	100749	Vesta Property Services Inc	Invoice: 433124 (Reference: Amenity Management.)	8,357.91	
	Bill Pmt -Check	07/06/2026	100750	Cintas Corporation	Invoice: 9379286929 (Reference: AED AUTOMATIC AGREEMENT.)	164.00	
	Bill	07/07/2026	12378-76105 7/26	Florida Power & Light	100 Parkland Trail - Jun 5, 2026 to Jul 7, 2026		842.54
	Bill	07/08/2026	433520	Vesta Property Services Inc	July 2026 Additional Field Manager Maintenance Hours		497.00
	Bill	07/11/2026	071126 Final	Pickled Court North Florida	Reference: Final Payment for Court Repairs.		7,250.00
	Bill	07/12/2026	2804560	DoorKing, Inc.	Reference: 6/12/26 - 7/11/26.		75.95
	Bill Pmt -Check	07/13/2026	071326ACH1	Waste Pro - Palm Coast	Solid waste service	153.24	
	Bill	07/13/2026	297821449	Orkin	Pest Control.		159.79
	Bill Pmt -Check	07/13/2026	100751	DoorKing, Inc.	Invoice: 2804560 (Reference: 6/12/26 - 7/11/26.)	75.95	
	Bill Pmt -Check	07/13/2026	100752	Hawkins Inc.	Invoice: 7464940 (Reference: Pool Chemicals.)	1,122.00	
	Bill Pmt -Check	07/13/2026	100753	Bland Landscaping Company, Inc.	Invoice: 374333 (Reference: Landscape Maintenance July 26.)	4,395.00	
	Bill Pmt -Check	07/14/2026	100754	Vesta Property Services Inc	Invoice: 433520 (Reference: Additional Maintenance hours.)	497.00	
	Bill	07/14/2026	3098-2	Southern Breeze Outdoor Furnishings, LLC	Reference: Outdoor Patio Furniture.		21,470.22
	Bill	07/14/2026	00268-43268 7/26	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2026 to Jul 14, 2026		64.48
	Bill	07/14/2026	51433-49560 7/26	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2026 to Jul 14, 2026		479.92
	Bill	07/14/2026	80159-46489 7/26	Florida Power & Light	100 PARKLAND TRL Jun 12, 2026 to Jul 14, 2026		1,198.95
	Bill	07/14/2026	07380-54261 7/26	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2026 to Jul 14, 2026		37.81
	Bill Pmt -Check	07/15/2026	071526ACH1	Orkin	Pest Control.	159.79	
	Bill Pmt -Check	07/15/2026	100755	Vesta Property Services Inc	Invoice: 433491 (Reference: Billable Expenses June 26.)	213.19	
	Bill Pmt -Check	07/15/2026	100756	Southern Breeze Outdoor Furnishings, LLC	Invoice: 3098-2 (Reference: Outdoor Patio Furniture.)	21,470.22	
	Bill	07/19/2026	576585-139614 7/26	St. Johns County Utility Department	835 Parkland Trl - 6/19/26 - 7/19/26		388.65
	Bill Pmt -Check	07/20/2026	072026ACH1	St. Johns County Utility Department	835 Parkland Trl - 5/19/26 - 6/19/26	369.12	
	Bill	07/20/2026	260701170101	Contact One	Reference: 8/1/26 - 8/30/26.		223.30
	Bill Pmt -Check	07/21/2026	072126Wire1	Pickled Court North Florida	Invoice: 022126 - Deposit (Reference: Deposit Courts 3 & 4.)	7,250.00	
	Bill Pmt -Check	07/21/2026	072126Wire2	Pickled Court North Florida	Invoice: 071126 Final (Reference: Final Payment for Court Repairs.)	7,250.00	
	Bill Pmt -Check	07/21/2026	072126ACH1	AT&T	Internet 6/28/26 - 7/27/26	149.80	
	Bill Pmt -Check	07/21/2026	072126ACH2	Florida Power & Light	100 Parkland Trail - Jun 5, 2026 to Jul 7, 2026	842.54	
	Bill	07/21/2026	375406	Bland Landscaping Company, Inc.	Reference: Landscape Enhancement.		1,718.00
	Bill	07/21/2026	375405	Bland Landscaping Company, Inc.	Reference: Erosion Repair.		1,366.00
	Bill	07/21/2026	375387	Bland Landscaping Company, Inc.	Reference: Pond Bank Erosion Repair.		2,015.00
	Bill Pmt -Check	07/22/2026	072226CC1	US Bank Credit Card	Various Purchases 5/29/26 - 6/25/26	132.44	
	Bill Pmt -Check	07/23/2026	072326ACH1	AT&T	Internet 7/2/25 - 8/1/26	203.30	
	Bill Pmt -Check	07/23/2026	100757	Contact One	Invoice: 260701170101 (Reference: 8/1/26 - 8/30/26.)	223.30	
	Bill Pmt -Check	07/23/2026	100758	Bland Landscaping Company, Inc.	Invoice: 375387 (Reference: Pond Bank Erosion Repair.) Invoice: 375405 (Reference: Erosion Re...	5,099.00	
	Bill	07/23/2026	6256	Integrated Access Solutions LLC	Reference: Monthly Gate PM July 26.		125.00
	Bill	07/27/2026	310213500 8/26	AT&T	Internet 7/28/26 - 8/27/26		151.20
	Bill Pmt -Check	07/28/2026	072826ACH1	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2026 to Jul 14, 2026	37.81	
	Bill Pmt -Check	07/28/2026	072826ACH2	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2026 to Jul 14, 2026	64.48	
	Bill Pmt -Check	07/28/2026	072826ACH3	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2026 to Jul 14, 2026	479.92	
	Bill Pmt -Check	07/28/2026	072826ACH4	Florida Power & Light	100 PARKLAND TRL Jun 12, 2026 to Jul 14, 2026	1,198.95	
	Bill Pmt -Check	07/28/2026	100759	Integrated Access Solutions LLC	Invoice: 6256 (Reference: Monthly Gate PM July 26.)	125.00	
	Bill	07/28/2026	7512785	Hawkins Inc.	Reference: Pool Chemicals.		702.00
	Bill	07/31/2026	9383858596	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		164.00
	Bill	07/31/2026	434064	Vesta Property Services Inc	Reference: Billable Expenses - Jul 2026.		213.84
Total 1202000 - Accounts Payable						65,922.19	56,966.53
1202105 - Deferred On Roll Assessment							
	General Journal	07/31/2026	149		Tax Distribution July 2026	5,470.32	
Total 1202105 - Deferred On Roll Assessment						5,470.32	0.00
1207001 - DTDF- Due to Debt Service Fund							
	General Journal	07/31/2026	149		Tax Distribution July 2026		8,829.07
Total 1207001 - DTDF- Due to Debt Service Fund						0.00	8,829.07

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Account	Type	Date	Num	Name	Memo	Debit	Credit
2230005 · Deferred Assessments DS2019							
	General Journal	07/31/2026	149		Tax Distribution July 2026	5,648.52	
Total 2230005 · Deferred Assessments DS2019						5,648.52	0.00
1300000 · Temp Deposits - GF							
	Deposit	07/02/2026			St. Johns County Tax Collector		17,379.59
	General Journal	07/31/2026	149		Tax Distribution July 2026	17,379.59	
Total 1300000 · Temp Deposits - GF						17,379.59	17,379.59
1363001 · Special Assessments - On Roll							
	General Journal	07/31/2026	149		Tax Distribution July 2026		8,550.52
						0.00	8,550.52
Total 1363001 · Special Assessments - On Roll						0.00	8,550.52
1363005 · Interest - Investments							
	Deposit	07/31/2026			Interest		21.23
	Deposit	07/31/2026			Interest		1,062.87
Total 1363005 · Interest - Investments						0.00	1,084.10
1363095 · Rental Income							
	Deposit	07/16/2026	2028		Amenity Center Rental- PENATE		125.00
Total 1363095 · Rental Income						0.00	125.00
2361001 · Interest- Investment 201							
	Deposit	07/02/2026			Interest		1,907.44
	Deposit	07/02/2026			Interest		2,167.20
	Deposit	07/02/2026			Interest		151.71
Total 2361001 · Interest- Investment 201						0.00	4,226.35
2363109 · SPEC Assessment On Roll 201							
	General Journal	07/31/2026	149		Tax Distribution July 2026		8,829.07
Total 2363109 · SPEC Assessment On Roll 201						0.00	8,829.07
1100000 · Administrative							
1513025 · Management Consulting Services							
	Bill	07/01/2026	433151	Vesta District Services	July 2026 District Management	3,166.66	
Total 1513025 · Management Consulting Services						3,166.66	0.00
1513029 · Administrative Services							
	Bill	07/01/2026	433151	Vesta District Services	July 2026 Admin Services	173.92	
Total 1513029 · Administrative Services						173.92	0.00
1514020 · Website Hosting & Management							
	Bill	07/01/2026	433151	Vesta District Services	July 2026 Website Hosting	68.00	
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Website Hosting	185.00	
Total 1514020 · Website Hosting & Management						253.00	0.00
Total 1100000 · Administrative						3,593.58	0.00
1160000 · Physical Environment							
1513012 · Field Manager							
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Field Manager	2,552.75	
	Bill	07/08/2026	433520	Vesta Property Services Inc	July 2026 Additional Field Manager Maintenance Hours	497.00	
Total 1513012 · Field Manager						3,049.75	0.00
1513013 · Remote Security							
	Bill	07/01/2026	445209	Hi-Tech System Associates, Inc.	Security Monitoring July 26.	279.85	
	Bill	07/12/2026	2804560	DoorKing, Inc.	6/12/26 - 7/11/26.	75.95	
Total 1513013 · Remote Security						355.80	0.00
1513019 · Gate Management							
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Gate Management	105.00	
Total 1513019 · Gate Management						105.00	0.00
1513045 · Electricity (Irrig and Pumps)							
	Bill	07/14/2026	00268-43268 7/26	Florida Power & Light	795 Parkland Trail, #IRR Jun 12, 2026 to Jul 14, 2026	64.48	
	Bill	07/14/2026	51433-49560 7/26	Florida Power & Light	661 Parkland Trl #Fountain Jun 12, 2026 to Jul 14, 2026	479.92	

Parkland Preserve CDD
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1513045 · Electricity (Irrig and Pumps)						544.40	0.00
1513052 · Electricity(Streetlights)							
	Bill	07/07/2026	12378-76105 7/26	Florida Power & Light	100 Parkland Trail - Jun 5, 2026 to Jul 7, 2026	842.54	
	Bill	07/14/2026	80159-46489 7/26	Florida Power & Light	100 PARKLAND TRL Jun 12, 2026 to Jul 14, 2026	1,198.95	
	Bill	07/14/2026	07380-54261 7/26	Florida Power & Light	565 PARKLAND TRL # ENT Jun 12, 2026 to Jul 14, 2026	37.81	
Total 1513052 · Electricity(Streetlights)						2,079.30	0.00
1513059 · Receptionist/Call Boxes							
	Bill	07/20/2026	260701170101	Contact One	8/1/26 - 8/30/26.	223.30	
Total 1513059 · Receptionist/Call Boxes						223.30	0.00
1530000 · Water (County)							
	Bill	07/19/2026	576585-139614 7/26	St. Johns County Utility Department	835 Parkland Trl - 6/19/26 - 7/19/26	388.65	
Total 1530000 · Water (County)						388.65	0.00
1530010 · Landscaping Maintenance							
	Bill	07/01/2026	374333	Bland Landscaping Company, Inc.	Landscape Maintenance July 26.	4,395.00	
Total 1530010 · Landscaping Maintenance						4,395.00	0.00
1530020 · Landscape Replenishment							
	Bill	07/21/2026	375406	Bland Landscaping Company, Inc.	Landscape Enhancement.	1,718.00	
	Bill	07/21/2026	375405	Bland Landscaping Company, Inc.	Erosion Repair.	1,366.00	
	Bill	07/21/2026	375387	Bland Landscaping Company, Inc.	Pond Bank Erosion Repair.	2,015.00	
Total 1530020 · Landscape Replenishment						5,099.00	0.00
1541020 · Env. Mitigation & Pond Maint							
	Bill	07/01/2026	4645036	Tigris Aquatic Services LLC	Aquatic Services July 26.	1,025.00	
Total 1541020 · Env. Mitigation & Pond Maint						1,025.00	0.00
1541035 · Field Contingency							
	Bill	07/14/2026	3098-2	Southern Breeze Outdoor Furnishings, LLC	Outdoor Patio Furniture.	21,470.22	
Total 1541035 · Field Contingency						21,470.22	0.00
1573015 · Amenity & Community Maint & Rep							
	Bill	07/11/2026	071126 Final	Pickled Court North Florida	Final Payment for Court Repairs.	7,250.00	
	Bill	07/31/2026	9383858596	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	164.00	
	Bill	07/31/2026	434064	Vesta Property Services Inc	Reference: Billable Expenses - Jul 2026.	213.84	
Total 1573015 · Amenity & Community Maint & Rep						7,627.84	0.00
Total 1160000 · Physical Environment						46,363.26	0.00
1180000 · Amenity Center Operations							
1541050 · Pool Service Contract							
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Pool Contract	2,208.33	
Total 1541050 · Pool Service Contract						2,208.33	0.00
1541056 · Amenity Ctr Cleaning & Maint							
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Amenity Cleaning	900.33	
	Bill	07/23/2026	6256	Integrated Access Solutions LLC	Monthly Gate PM July 26.	125.00	
	Bill	07/28/2026	7512785	Hawkins Inc.	Reference: Pool Chemicals.	702.00	
Total 1541056 · Amenity Ctr Cleaning & Maint						1,727.33	0.00
1541058 · Amenity Management							
	Bill	07/01/2026	433124	Vesta Property Services Inc	July 2026 Amenity Management.	2,406.50	
Total 1541058 · Amenity Management						2,406.50	0.00
1541091 · Amenity Ctr Internet							
	Bill	07/01/2026	309264701 7/26	AT&T	Internet 7/2/25 - 8/1/26	203.30	
	Bill	07/27/2026	310213500 8/26	AT&T	Internet 7/28/26 - 8/27/26	151.20	
Total 1541091 · Amenity Ctr Internet						354.50	0.00
1542060 · Amenity Center Pest Control							
	Bill	07/13/2026	297821449	Orkin	Pest Control.	159.79	
Total 1542060 · Amenity Center Pest Control						159.79	0.00
1546035 · Refuse Service							
	Bill	07/01/2026	335975	Waste Pro - Palm Coast	Solid waste service	153.24	
Total 1546035 · Refuse Service						153.24	0.00

Parkland Preserve CDD
GL Detail
FY2026

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1180000 - Amenity Center Operations						7,009.69	0.00
TOTAL						267,896.19	267,896.19

EXHIBIT 8

RESOLUTION 2026-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026-2027 AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 24th day of August, 2026.

ATTEST:

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT “A”

BOARD OF SUPERVISORS MEETING DATES PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Parkland Preserve Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095, at 4:30 p.m. on the 4th Monday of each month unless otherwise indicated as follows:

**October 26, 2026
November 23, 2026
December 21, 2026
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, FL 32756, by contacting (904) 775-9754 one week prior to the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 775-9754 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

EXHIBIT 9



August 17, 2026

WORK ORDER #174773

PROPOSAL FOR

DANA HARDEN
VESTA PROPERTY SERVICES.
PARKLAND PRESERVE
835 PARKLAND TRAIL
ST AUGUSTINE, FL 32095

DESCRIPTION OF WORK TO BE PERFORMED

Amenity Center Entrance Perennial Plantings August 2026

Bed prep and installation of (20) miscellaneous perennials in the planting bed on both sides of the Amenity Center Entryway. Recommend using Red Sister Cordyline nearer door; using similar plant selections used in Amenity Center island planting bed in pockets between Holly Fern. Potting soil/sand mix will be used to raise the grade in the planting bed. Clean-up and debris removal is included in this proposal.

Bland Landscaping will cover the labor for the project. Plant material and soil only is included in this proposal.

SALE:	\$700.00
TOTAL:	\$700.00

Bland Landscaping proposes to supply all labor, materials, and supervision to implement the above Landscape Installation

Bland Landscaping Company, Inc.

FL Irrigation License #I-331

FL Pest Control License #JB363910

FL Pest Control Manager License #JF226512 & #JF7081

QUALIFICATIONS

1. Existing utilities: Owner will locate all lines (including property lines) and utilities not covered by Sunshine 811. Sunshine 811 should locate the electric, gas, telephone and TV cable from the street to the building. Location of all other lines will be the responsibility of the owner. Bland Landscaping will not be held responsible for lines and utilities that are improperly located.
2. Concealed contingencies: This proposal is subject to extra charge for concealed contingencies such as rock debris, buried paving stone, severe hardpan, poor drainage situations, etc. not readily apparent in estimating the material and work specified.
3. If plant material specified is not readily available, we will select a comparable substitute.
4. All trees and shrubs to be fertilized with Agriform tablets as per manufacturer's instructions.

-
- Groundcover beds to be amended with organic matter and 10-10-10 granular fertilizer.
5. In the absence of a soil test at this time, our sod price includes amending the soil with 50 lbs./1000 square feet lime and 20 lbs./1000 square feet 10-20-20 fertilizer.
 6. All Quantities in this proposal for work are allowances. Final billing will reflect actual installed/performed work. Substantial changes will be confirmed by written change order.
 7. Schedule: Owner agrees that Bland will not be held responsible for any delays caused by weather, acts of God, delays in shipment of materials or any other cause beyond Bland's control
 8. The proposal is based upon immediate acceptance and prices are subject to change 30 days after proposal date.
 9. Bland Landscaping will assume all maintenance responsibility until completion and final acceptance. We request a final walk through within 10 days of completion.
 10. Our Work has a one year Warranty. See attached Warranty agreement.
 11. All plans remain the property of Bland Landscaping Co. Inc for their sole use until completion of construction work.

PLANTING WARRANTY

One Year Warranty - Bland Landscaping Company (Bland) warrants that all plants are as specified, healthy and true to name. On current accounts, Bland will replace, once without charge, any tree, shrub, or vine that dies within 12 months of the date of installation. Replacements are limited to plants installed by Bland. All claims for loss must be reported within the warranty period. This warranty will be in effect subject to the following conditions:

1. Sod will carry a 90-day warranty in properly irrigated areas, provided areas grassed are neither eroded, washed away, nor damaged by others. Newly seeded areas are guaranteed to germinate at a rate of 75% or better within 45 days, provided that watering requirements are met and areas seeded are neither eroded, washed away, nor damaged by others.
2. Though we can provide treatment for turf diseases, Bland is not responsible for the effect of disease problems (brown patch, etc.).
3. Perennials and groundcovers carry a 90-day guarantee. Annuals are not guaranteed.
4. Bland is not responsible for losses due to acts of God (high wind, hurricane, abnormal cold weather, etc.), neglect, domesticated or non-domesticated animal damage, insects, vandalism or malicious damage, on-site construction damage caused by others, or any other cause beyond Bland's control.
5. Bland will take every precaution and will use proper horticultural techniques to move transplanted materials; however, transplanted material carries no warranty.
6. Approved losses will be replaced at the appropriate time of year, at the original contracted size. Replacements will generally be installed from September through December or April through May because of milder weather during that time.

7. Delinquent payments void the warranty.

TERMS

1. Payment is due within 30 days of invoicing date. Invoicing will occur upon completion of project.
2. If the work should exceed this estimate you will be notified in advance prior to commencement of additional work.
3. Bland Landscaping Co. Inc. agrees to provide liability insurance and worker's compensation insurance for its employees during the performance of this project.
4. Work will be scheduled in the earliest and most efficient manner possible given our existing schedule at the time of acceptance of this proposal.
5. Past due accounts will be charged 18% interest per year until paid in full.
6. Pricing good for 90 days.

By _____

ANDREW K BALTZ

Date August 17, 2026

**BLAND LANDSCAPING COMPANY,
INC.**

By _____

Date _____

VESTA PROPERTY SERVICES.

EXHIBIT 10



August 18, 2026

WORK ORDER #174826

PROPOSAL FOR

DANA HARDEN
VESTA PROPERTY SERVICES.
PARKLAND PRESERVE
835 PARKLAND TRAIL
ST AUGUSTINE, FL 32095

DESCRIPTION OF WORK TO BE PERFORMED

Fall Seasonal Annuals 2026

Bed prep and installation of seasonal annuals in the entry planting bed. Planting mix will be added into the bed prior to new flowers being installed and Pine Mulch will be installed. Includes irrigation adjustments, clean-up and debris removal.

SALE:	\$1,083.00
TOTAL:	\$1,083.00

**Bland Landscaping proposes to supply all labor, materials, and supervision to implement the
above Landscape Installation**

Bland Landscaping Company, Inc.

FL Irrigation License #I-331

FL Pest Control License #JB363910

FL Pest Control Manager License #JF226512 & #JF7081

QUALIFICATIONS

1. Existing utilities: Owner will locate all lines (including property lines) and utilities not covered by Sunshine 811. Sunshine 811 should locate the electric, gas, telephone and TV cable from the street to the building. Location of all other lines will be the responsibility of the owner. Bland Landscaping will not be held responsible for lines and utilities that are improperly located.
2. Concealed contingencies: This proposal is subject to extra charge for concealed contingencies such as rock debris, buried paving stone, severe hardpan, poor drainage situations, etc. not readily apparent in estimating the material and work specified.
3. If plant material specified is not readily available, we will select a comparable substitute.
4. All trees and shrubs to be fertilized with Agriform tablets as per manufacturer's instructions. Groundcover beds to be amended with organic matter and 10-10-10 granular fertilizer.
5. In the absence of a soil test at this time, our sod price includes amending the soil with 50

lbs./1000 square feet lime and 20 lbs./1000 square feet 10-20-20 fertilizer.

6. All Quantities in this proposal for work are allowances. Final billing will reflect actual installed/performed work. Substantial changes will be confirmed by written change order.
7. Schedule: Owner agrees that Bland will not be held responsible for any delays caused by weather, acts of God, delays in shipment of materials or any other cause beyond Bland's control
8. The proposal is based upon immediate acceptance and prices are subject to change 30 days after proposal date.
9. Bland Landscaping will assume all maintenance responsibility until completion and final acceptance. We request a final walk through within 10 days of completion.
10. Our Work has a one year Warranty. See attached Warranty agreement.
11. All plans remain the property of Bland Landscaping Co. Inc for their sole use until completion of construction work.

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2. Though we can provide treatment for turf diseases, Bland is not responsible for the effect of disease problems (brown patch, etc.).
3. Perennials and groundcovers carry a 90-day guarantee. Annuals are not guaranteed.
4. Bland is not responsible for losses due to acts of God (high wind, hurricane, abnormal cold weather, etc.), neglect, domesticated or non-domesticated animal damage, insects, vandalism or malicious damage, on-site construction damage caused by others, or any other cause beyond Bland's control.
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6. Approved losses will be replaced at the appropriate time of year, at the original contracted size. Replacements will generally be installed from September through December or April through May because of milder weather during that time.
7. Delinquent payments void the warranty.

TERMS

1. Payment is due within 30 days of invoicing date. Invoicing will occur upon completion of project.
2. If the work should exceed this estimate you will be notified in advance prior to commencement of additional work.
3. Bland Landscaping Co. Inc. agrees to provide liability insurance and worker's compensation insurance for its employees during the performance of this project.
4. Work will be scheduled in the earliest and most efficient manner possible given our existing schedule at the time of acceptance of this proposal.
5. Past due accounts will be charged 18% interest per year until paid in full.
6. Pricing good for 90 days.

By _____

ANDREW K BALTZ

Date August 18, 2026**BLAND LANDSCAPING COMPANY,
INC.**

By _____

Date _____

VESTA PROPERTY SERVICES.

EXHIBIT 11



Date 08/14/2026__

Proposal #:

0814026-TS2

Customer:

Parkland Preserve CDD

Project Location:

Parkland Preserve CDD

835 Parkland Trail

St. Augustine, FL 32095

Project Contact:

Ken Thomas

Field Operations Manager

904.650.6267 ext 767

kfthomas@vestapropertyservices.com

Project Description:

skim stucco and paint entire wall to match existing.

All Weather Contractors (**AWC**) is pleased to submit the following proposal:

• **SCOPE OF WORK –**

AWC scope of work includes labor and materials, unless otherwise noted:

- Protect adjacent surfaces and prepare the stucco wall.
- Remove loose or failing material.
- Apply a cementitious skim coat to improve surface uniformity.
- Prime the repaired surface and apply Sherwin Williams Super Paint Satin to match existing. some imperfections will remain.
- Clean the work area and remove project debris.

Project Total: \$995.00

• **PRICE**

1. Payment in full upon completion of the project.
2. Payments made by credit card are subject to a 3% processing fee of the total invoice.

• **ALTERNATES & UNIT PRICES (if applicable)**

Labor & Materials Included

• **EXCLUSIONS:**

- **Structural repairs, water-intrusion correction, mold remediation, concealed damage, major crack repair, stucco replacement, scaffolding, permits, and work outside the identified wall area. Final skim coat will improve the appearance but is not a guarantee to produce a perfectly smooth, drywall-like finish.**

• **VALIDITY**

1. This proposal is valid for 30 days from the date of the proposal.

• **QUALIFICATIONS & CLARIFICATIONS**

1. Payment and performance bond not required; permitting is the responsibility of owner/manager, unless otherwise noted. Work outside scope will require a written change order. Debris & haul-away included.

• **WORK HOURS & SCHEDULE**

1. Workdays are Monday – Friday 8:00am to 5:00pm, unless otherwise specified.
2. Weather-related issues, unforeseen repairs, or changes to scope of work may delay completion.

• **CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

1. **GC**—CGC1523954 — **HVAC**—CMC1250093 — **Plumbing**—CFC1428601 — **Roofing**—CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

• **WARRANTY**

1. AWC warranty does not apply to this project.

• **INSPECTION**

1. Work shall be inspected by the customer representative at the completion of the work.

All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

PROPOSAL SUBMITTED BY:

Tom Stowers

Sales Representative and Estimator

Tstowers@allweathercontractors.com

(904)298-5848

Date of August 14th, 2026

PROPOSAL ACCEPTED BY:

Name & Title

Date

General Statement: This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.









