

***McJunkin at Parkland***  
***Community Development District***

***Adopted Budget***  
***FY 2025***



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**McJunkin at Parkland**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$86,450	\$88,086	\$-	\$88,086	\$86,451
<b>TOTAL REVENUES</b>	<b>\$86,450</b>	<b>\$88,086</b>	<b>\$-</b>	<b>\$88,086</b>	<b>\$86,451</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Engineering	\$10,000	\$-	\$3,333	\$3,333	\$7,563
Attorney	20,000	4,163	15,838	20,000	20,000
Annual Audit	5,000	4,500	-	4,500	5,000
Assessment Administration	2,000	2,910	-	2,910	3,010
Arbitrage Rebate	600	550	-	550	550
Dissemination Agent	2,500	1,667	833	2,500	2,625
Trustee Fees	4,500	4,041	-	4,041	4,500
Management Fees	28,840	19,227	9,613	28,840	30,282
Website Maintenance	2,137	1,425	712	2,137	2,244
Telephone	50	-	41	41	50
Postage & Delivery	500	197	98	295	500
Insurance General Liability	6,587	6,228	-	6,228	7,352
Printing & Binding	1,250	51	25	76	500
Legal Advertising	1,711	568	570	1,138	1,500
Other Current Charges	500	-	167	167	500
Office Supplies	100	6	33	39	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$86,450</b>	<b>\$45,706</b>	<b>\$31,265</b>	<b>\$76,971</b>	<b>\$86,451</b>
<b>TOTAL EXPENDITURES</b>	<b>\$86,450</b>	<b>\$45,706</b>	<b>\$31,265</b>	<b>\$76,971</b>	<b>\$86,451</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$42,380</b>	<b>\$(31,265)</b>	<b>\$11,115</b>	<b>\$ -</b>

**McJunkin at Parkland**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Expenditures - Administrative**

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Expenditures - Administrative**

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**McJunkin at Parkland**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

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**Expenditures - Administrative (continued)**

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**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**McJunkin at Parkland**  
**Community Development District**  
**Adopted Budget**

**Debt Service Series 2018 Special Assessment Refunding Bonds**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$818,977	\$834,465	\$-	\$834,465	\$818,977
Interest Earnings	2,000	29,877	14,938	44,815	10,000
Carry Forward Surplus <sup>(1)</sup>	602,301	617,045	-	617,045	684,982
<b>TOTAL REVENUES</b>	<b>\$1,423,278</b>	<b>\$1,481,387</b>	<b>\$14,938</b>	<b>\$1,496,325</b>	<b>\$1,513,959</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$300,456	\$300,456	\$-	\$300,456	\$295,888
Principal - 11/1	215,000	215,000	-	215,000	225,000
Interest - 5/1	295,888	295,888	-	295,888	290,544
<b>TOTAL EXPENDITURES</b>	<b>\$811,344</b>	<b>\$811,344</b>	<b>\$-</b>	<b>\$811,344</b>	<b>\$811,431</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$611,934</b>	<b>\$670,043</b>	<b>\$14,938</b>	<b>\$684,982</b>	<b>\$702,527</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$290,543.75
Principal Due 11/1/25	\$235,000.00
	<u>\$525,543.75</u>

# McJunkin at Parkland

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2018 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
<b>11/01/24</b>	<b>11,495,000</b>	<b>4.750%</b>	<b>225,000</b>	<b>295,887.50</b>	
<b>05/01/25</b>	<b>11,270,000</b>	<b>4.750%</b>	-	<b>290,543.75</b>	<b>811,431.25</b>
11/01/25	11,270,000	4.750%	235,000	290,543.75	
05/01/26	11,035,000	4.750%	-	284,962.50	810,506.25
11/01/26	11,035,000	4.750%	245,000	284,962.50	
05/01/27	10,790,000	4.750%	-	279,143.75	809,106.25
11/01/27	10,790,000	4.750%	260,000	279,143.75	
05/01/28	10,530,000	4.750%	-	272,968.75	812,112.50
11/01/28	10,530,000	4.750%	270,000	272,968.75	
05/01/29	10,260,000	4.750%	-	266,556.25	809,525.00
11/01/29	10,260,000	4.750%	285,000	266,556.25	
05/01/30	9,975,000	5.125%	-	259,787.50	811,343.75
11/01/30	9,975,000	5.125%	295,000	259,787.50	
05/01/31	9,680,000	5.125%	-	252,228.13	807,015.63
11/01/31	9,680,000	5.125%	310,000	252,228.13	
05/01/32	9,370,000	5.125%	-	244,284.38	806,512.50
11/01/32	9,370,000	5.125%	330,000	244,284.38	
05/01/33	9,040,000	5.125%	-	235,828.13	810,112.50
11/01/33	9,040,000	5.125%	345,000	235,828.13	
05/01/34	8,695,000	5.125%	-	226,987.50	807,815.63
11/01/35	8,695,000	5.125%	365,000	226,987.50	
05/01/35	8,330,000	5.125%	-	217,634.38	809,621.88
11/01/35	8,330,000	5.125%	380,000	217,634.38	
05/01/36	7,950,000	5.125%	-	207,896.88	805,531.25
11/01/36	7,950,000	5.125%	400,000	207,896.88	
05/01/37	7,550,000	5.125%	-	197,646.88	805,543.75
11/01/37	7,550,000	5.125%	420,000	197,646.88	
05/01/38	7,130,000	5.125%	-	186,884.38	804,531.25
11/01/38	7,130,000	5.125%	445,000	186,884.38	
05/01/39	6,685,000	5.250%	-	175,481.25	807,365.63
11/01/39	6,685,000	5.250%	465,000	175,481.25	
05/01/40	6,220,000	5.250%	-	163,275.00	803,756.25
11/01/40	6,220,000	5.250%	490,000	163,275.00	
05/01/41	5,730,000	5.250%	-	150,412.50	803,687.50
11/01/41	5,730,000	5.250%	515,000	150,412.50	
05/01/42	5,215,000	5.250%	-	136,893.75	802,306.25
11/01/42	5,215,000	5.250%	540,000	136,893.75	
05/01/43	4,675,000	5.250%	-	122,718.75	799,612.50
11/01/43	4,675,000	5.250%	570,000	122,718.75	
05/01/44	4,105,000	5.250%	-	107,756.25	800,475.00
11/01/44	4,105,000	5.250%	600,000	107,756.25	
05/01/45	3,505,000	5.250%	-	92,006.25	799,762.50
11/01/45	3,505,000	5.250%	630,000	92,006.25	
05/01/46	2,875,000	5.250%	-	75,468.75	797,475.00
11/01/46	2,875,000	5.250%	665,000	75,468.75	
05/01/47	2,210,000	5.250%	-	58,012.50	798,481.25
11/01/47	2,210,000	5.250%	700,000	58,012.50	
05/01/48	1,510,000	5.250%	-	39,637.50	797,650.00
11/01/48	1,510,000	5.250%	735,000	39,637.50	
05/01/49	775,000	5.250%	-	20,343.75	794,981.25
11/01/49	775,000	5.250%	775,000	20,343.75	795,343.75
<b>Total</b>			<b>\$11,495,000</b>	<b>\$9,426,606</b>	<b>\$20,921,606</b>

**McJunkin at Parkland**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	O&M Units	Bonds Units 2018	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
Single Family	455	455	<b>\$202.13</b>	\$202.13	<b>\$0.00</b>	<b>\$1,914.84</b>	\$1,914.84	<b>\$0.00</b>	<b>\$2,116.97</b>	\$2,116.97	<b>\$0.00</b>
Total	455	455									