

***Proposed Budget
Fiscal Year 2023***

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

March 10, 2022



McJunkin at Parkland

Community Development District

General Fund

Description	FY2022 Adopted Budget	Actual thru 1/31/2022	Projected Next 8 Months	Total Projected at 9/30/2022	FY2023 Proposed Budget
Revenues					
Maintenance Assessments	\$40,850	\$38,385	\$2,465	\$40,850	\$40,850
Direct Assessments	\$45,600	\$0	\$45,600	\$45,600	\$45,600
Total Revenues	\$86,450	\$38,385	\$48,065	\$86,450	\$86,450
Expenditures					
<u>Administrative</u>					
Engineering Fees	\$10,000	\$0	\$6,667	\$6,667	\$10,000
Dissemination Agent	\$2,500	\$833	\$1,667	\$2,500	\$2,500
Arbitrage Rebate	\$600	\$550	\$0	\$550	\$600
Assessment Roll	\$2,000	\$2,000	\$0	\$2,000	\$2,000
Attorney Fees	\$20,000	\$1,000	\$5,000	\$6,000	\$20,000
Annual Audit	\$5,000	\$0	\$4,300	\$4,300	\$5,000
Trustee Fees	\$4,500	\$0	\$4,040	\$4,040	\$4,500
Management Fees	\$28,000	\$9,333	\$18,667	\$28,000	\$28,840
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$500	\$43	\$50	\$93	\$500
Insurance	\$5,638	\$5,570	\$0	\$5,570	\$5,800
Printing & Binding	\$1,250	\$4	\$800	\$804	\$1,250
Legal Advertising	\$3,500	\$0	\$2,333	\$2,333	\$2,498
Other Current Charges	\$500	\$123	\$246	\$369	\$500
Website Admin	\$2,137	\$712	\$1,425	\$2,137	\$2,137
Office Supplies	\$100	\$0	\$50	\$50	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$86,450	\$20,344	\$45,269	\$65,613	\$86,450
Assigned Fund Balance	\$0	\$18,041	\$2,796	\$20,837	\$0

FY2023

ON ROLL ASSESSMENTS	
# Units	215
Gross Assessments Per Unit	\$202.13
Total Gross Assessments	\$43,457
Less Discount/Commission fees	(\$2,607)
Total Net Assessments	\$40,850
DIRECT ASSESSMENTS	
# Units	240
Gross Assessments Per Unit	\$202.13
Total Gross Assessments	\$48,511
Less Discount/Commission fees	(\$2,911)
Total Net Assessments	\$45,600

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay the operating expenses for the Fiscal Year in accordance with the adopted budget. The proposed assessment for Operations and Maintenance is \$190 per unit.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

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.

Assessment Roll

The costs associated with preparing, processing and administering the annual assessment place on the County's tax roll.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the banks 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.

Telephone

This item includes telephone and fax service.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Administrative: (continued)

Insurance

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.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

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.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

McJunkin at Parkland

Community Development District

Debt Service Fund

Series 2018 Special Assessment Bond

Description	FY2022 Adopted Budget	Actual thru 1/31/2022	Projected Next 8 Months	Total Projected at 9/30/2022	FY2023 Proposed Budget
Revenues					
Assessments - On Roll	\$386,989	\$363,633	\$23,356	\$386,989	\$386,989
Assessments - Direct	\$431,988	\$0	\$431,988	\$431,988	\$431,988
Interest Income	\$0	\$16	\$32	\$49	\$0
Carry Forward Surplus ⁽¹⁾	\$504,711	\$548,109	\$0	\$548,109	\$553,260
Total Revenues	\$1,323,688	\$548,125	\$432,020	\$1,367,135	\$1,372,237
Expenditures					
Series 2018					
Interest 11/1	\$309,063	\$309,063	\$0	\$309,063	\$304,813
Principal 11/1	\$200,000	\$200,000	\$0	\$200,000	\$205,000
Interest 5/1	\$304,813	\$0	\$304,813	\$304,813	\$300,456
Total Expenditures	\$813,875	\$509,063	\$304,813	\$813,875	\$810,269
EXCESS REVENUES	\$509,813	\$39,062	\$127,208	\$553,260	\$561,968

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

11/1/23 Interest	\$300,456
11/1/23 Principal	\$215,000
	<u>\$515,456</u>

		FY2023
ON ROLL ASSESSMENTS		
# Units		215
Gross Assessments per Unit		\$1,914.84
Total Gross Assessments		\$411,691
Less Discount/Commission fees		<u>(\$24,701)</u>
Total Net Assessments		\$386,989
DIRECT ASSESSMENTS		
# Units		240
Gross Assessments per Unit		\$1,914.84
Total Gross Assessments		\$459,562
Less Discount/Commission fees		<u>(\$27,574)</u>
Total Net Assessments		\$431,988

McJunkin at Parkland
Community Development District

Series 2018 Special Assessment Bond
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-Nov-22	\$11,915,000.00	\$304,812.50	\$205,000.00	
1-May-23	\$11,710,000.00	\$300,456.25	\$0.00	\$810,268.75
1-Nov-23	\$11,710,000.00	\$300,456.25	\$215,000.00	
1-May-24	\$11,495,000.00	\$295,887.50	\$0.00	\$811,343.75
1-Nov-24	\$11,495,000.00	\$295,887.50	\$225,000.00	
1-May-25	\$11,270,000.00	\$290,543.75	\$0.00	\$811,431.25
1-Nov-25	\$11,270,000.00	\$290,543.75	\$235,000.00	
1-May-26	\$11,035,000.00	\$284,962.50	\$0.00	\$810,506.25
1-Nov-26	\$11,035,000.00	\$284,962.50	\$245,000.00	
1-May-27	\$10,790,000.00	\$279,143.75	\$0.00	\$809,106.25
1-Nov-27	\$10,790,000.00	\$279,143.75	\$260,000.00	
1-May-28	\$10,530,000.00	\$272,968.75	\$0.00	\$812,112.50
1-Nov-28	\$10,530,000.00	\$272,968.75	\$270,000.00	
1-May-29	\$10,260,000.00	\$266,556.25	\$0.00	\$809,525.00
1-Nov-29	\$10,260,000.00	\$266,556.25	\$285,000.00	
1-May-30	\$9,975,000.00	\$259,787.50	\$0.00	\$811,343.75
1-Nov-30	\$9,975,000.00	\$259,787.50	\$295,000.00	
1-May-31	\$9,680,000.00	\$252,228.13	\$0.00	\$807,015.63
1-Nov-31	\$9,680,000.00	\$252,228.13	\$310,000.00	
1-May-32	\$9,370,000.00	\$244,284.38	\$0.00	\$806,512.50
1-Nov-32	\$9,370,000.00	\$244,284.38	\$330,000.00	
1-May-33	\$9,040,000.00	\$235,828.13	\$0.00	\$810,112.50
1-Nov-33	\$9,040,000.00	\$235,828.13	\$345,000.00	
1-May-34	\$8,695,000.00	\$226,987.50	\$0.00	\$807,815.63
1-Nov-34	\$8,695,000.00	\$226,987.50	\$365,000.00	
1-May-35	\$8,330,000.00	\$217,634.38	\$0.00	\$809,621.88
1-Nov-35	\$8,330,000.00	\$217,634.38	\$380,000.00	
1-May-36	\$7,950,000.00	\$207,896.88	\$0.00	\$805,531.25
1-Nov-36	\$7,950,000.00	\$207,896.88	\$400,000.00	
1-May-37	\$7,550,000.00	\$197,646.88	\$0.00	\$805,543.75
1-Nov-37	\$7,550,000.00	\$197,646.88	\$420,000.00	
1-May-38	\$7,130,000.00	\$186,884.38	\$0.00	\$804,531.25
1-Nov-38	\$7,130,000.00	\$186,884.38	\$445,000.00	
1-May-39	\$6,685,000.00	\$175,481.25	\$0.00	\$807,365.63
1-Nov-39	\$6,685,000.00	\$175,481.25	\$465,000.00	
1-May-40	\$6,220,000.00	\$163,275.00	\$0.00	\$803,756.25
1-Nov-40	\$6,220,000.00	\$163,275.00	\$490,000.00	
1-May-41	\$5,730,000.00	\$150,412.50	\$0.00	\$803,687.50
1-Nov-41	\$5,730,000.00	\$150,412.50	\$515,000.00	
1-May-42	\$5,215,000.00	\$136,893.75	\$0.00	\$802,306.25
1-Nov-42	\$5,215,000.00	\$136,893.75	\$540,000.00	
1-May-43	\$4,675,000.00	\$122,718.75	\$0.00	\$799,612.50
1-Nov-43	\$4,675,000.00	\$122,718.75	\$570,000.00	
1-May-44	\$4,105,000.00	\$107,756.25	\$0.00	\$800,475.00
1-Nov-44	\$4,105,000.00	\$107,756.25	\$600,000.00	
1-May-45	\$3,505,000.00	\$92,006.25	\$0.00	\$799,762.50
1-Nov-45	\$3,505,000.00	\$92,006.25	\$630,000.00	
1-May-46	\$2,875,000.00	\$75,468.75	\$0.00	\$797,475.00
1-Nov-46	\$2,875,000.00	\$75,468.75	\$665,000.00	
1-May-47	\$2,210,000.00	\$58,012.50	\$0.00	\$798,481.25
1-Nov-47	\$2,210,000.00	\$58,012.50	\$700,000.00	
1-May-48	\$1,510,000.00	\$39,637.50	\$0.00	\$797,650.00
1-Nov-48	\$1,510,000.00	\$39,637.50	\$735,000.00	
1-May-49	\$775,000.00	\$20,343.75	\$0.00	\$794,981.25
1-Nov-49	\$775,000.00	\$20,343.75	\$775,000.00	\$795,343.75
		\$10,628,218.75	\$11,915,000.00	\$22,543,218.75