

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

March 12, 2026

McJunkin at Parkland Community Development District

Agenda

Seat 3: Ron Yuter – (C.)	
Seat 5: Larry Reese – (V.C.)	
Seat 4: Stuart Goldner – (A.S.)	
Seat 2: Jerold Skolnick – (A.S.)	
Seat 1: Mark Margulies – (A.S.)	

Thursday
March 12, 2026
10:00 a.m.

7200 Knight St. Parkland, FL 33067
Join the meeting now

Meeting ID: 294 152 854 621 53 and Passcode: xX3Wv9Eq
1 872-240-4685 and Phone Conference ID: 760 933 262#

1. Roll Call
2. Approval of Minutes of the November 13, 2025 Meeting – **Page 3**
3. Consideration of **Resolution 2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 8**
4. Acceptance of Audit for Fiscal Year Ending September 30, 2025 – **Page 17**
5. Discussion of Procedures for the General Election – **Page 51**
6. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 52**
 - B. Engineer
 - C. Manager
7. Financial Reports
 - A. Approval of Check Register – **Page 54**
 - B. Approval of Unaudited Financials – **Page 58**
8. Supervisors Requests and Audience Comments
9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.mcjunkincdd.com>

**MINUTES OF MEETING
MCJUNKIN AT PARKLAND
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the McJunkin at Parkland Community Development District was held on Thursday, November 13, 2025, at 10:00 a.m. at 7200 Knight Street, Parkland, Florida

Present and constituting a quorum were:

Ron Yuter	Chairman
Larry Reese	Vice Chairman
Jarold Skolnick	Assistant Secretary
Mark Margulies	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
June 12, 2025 Meeting**

Mr. Gill: Next up is item No. 2, this is the approval of the minutes of your June 12 14, 2025 meeting and those were included in your packet for your review on page 30. Are there any additions, deletions or corrections?

Mr. Yuter: None.

Mr. Gill: Alright.

Mr. Yuter: I'd like to make a motion for approval.

On MOTION by Mr. Yuter seconded by Mr. Skolnick with all in favor, the Minutes of the June 12, 2025 Meeting were approved.
--

November 13, 2025

McJunkin at Parkland CDD

THIRD ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Gill: Next up is item No. 3 which is your engagement letter with Grau & Associates, your auditor. The Board approves generally a 5-year term for the auditor, and then every year the auditor sends another engagement letter to receive approval to do the new audit, so this is for the audit ending September 30, 2025 for the last fiscal year. Nothing special about this one, the fee for these services is \$3,900 again for September 30, 2025 on the audit. If there are no questions, I'm just looking for a motion to approve.

Mr. Reese: Is it the same amount as last year?

Mr. Gill: No, it ratchets up about \$100 each year.

Mr. Reese: Where are we in the 5-year term?

Mr. Gill: We are, give me one second.

Ms. Wald: It looks like 2019 is when it started.

Mr. Gill: Yes, so this would be the last year.

Ms. Wald: Last year, yes.

Mr. Reese: Ok.

On MOTION by Mr. Reese seconded by Mr. Skolnick with all in favor, accepting the engagement letter with Grau & Associate to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments

Mr. Gill: Item No. 4, this is ratification of the interlocal agreement for uniform collection of Non-Ad Valorem Special Assessments with Broward County Tax Collector. This is required for all CDDs to allow the taxes to be collected on the tax roll. This was previously signed so, I'm just looking for ratification of this agreement.

On MOTION by Mr. Reese seconded by Mr. Yuter with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Moving on to staff reports, District attorney.

A. Attorney

Ms. Wald: Do not forget if you haven't already done it, you have to do your ethics training by December 31st, you still have about a month.

Mr. Reese: And there was nothing to submit or anything.

Ms. Wald: No, it's on the honor system, and you're going to report it next year when you do your Form 1s, your financial statement form, so it is the honor system.

Mr. Reese: Ok.

Ms. Wald: That's all I have, unless anyone has any questions.

Mr. Gill: Ok.

B. Engineer

Mr. Gill: Nothing under the engineer.

C. Manager

1) Approval of the Agreement with the Broward County Supervisor of Elections Office for the 2026 Elections

Mr. Gill: District manager, I have two things for you. The first one is an agreement that was recently required and I'll let Ginger assist me with this one but, it's the Broward County Supervisor of Elections agreement which has to do with the holding of elections, correct?

Ms. Wald: That's correct. So, we never had an agreement before but, the Supervisor of Elections just wants an agreement now with every governmental entity that they perform the services of the election. As you know, your elections can only be on the general election date which is the same time that you have all the state elections and the federal elections. You do not have elections for anything else, municipalities have elections dealing with Constitutional issues dealing with their Charter when then want to change their Charter and dealing with other things, you as a CDD do not. This agreement goes into a lot of things that really does not apply to CDDs, in fact, we asked the Supervisor of Elections, do we really need to enter in this since you're not charging us any money, and they said, we want to have uniformity across the board, so we said ok, and so even though you see all of these numbers and how much they'll charge you, and

everything else, the main thing is number one, election fees for candidates only District elections held in conjunction with the November, 2026 general election, zero dollars. So, it would just be a motion approving the agreement.

On MOTION by Mr. Reese seconded by Mr. Yuter with all in favor, approving the Agreement with Broward County Supervisor of Elections Office for the 2026 Elections was approved.

2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Gill: Next up is approval of the performance measures and standards report. I'm just showing that you all met those this past fiscal year, and I've included a memo in the packet on page 36 and that goes through each of the requirements that we put in the template one of which was holding public meetings, so I included the meetings that were held, and we made those, and we advertised correctly, additionally that we had the engineer inspected the infrastructure, the budget was prepared and submitted timely, financial reports were done, and the website was updated. So, this will be signed off on and it's required to be placed on the website saying that we met those standards. If there are no questions on this, I'm just looking for a motion to approve the report.

On MOTION by Mr. Reese seconded by Mr. Skolnick with all in favor, accepting the final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

Mr. Gill: And since we're likely not meeting again this year, I don't know that we approved this current fiscal year measures and standards.

Ms. Wald: You did not do that.

Mr. Gill: Ok, so I'd like to get a motion from the Board to use the same matrix that we used for last year for this next year, so we'll meet those obviously again next fiscal year, and so we'll do the same template.

On MOTION by Mr. Yuter seconded by Mr. Margulies with all in favor, accepting the FY2025-FY2026 Performance Measures and Standards as required by Florida Statute was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Gill: Next up is the check register on page 40, so I'm just looking for the approval of your check register after you've had a chance to review that.

On MOTION by Mr. Yuter seconded by Mr. Reese with all in favor, the Check Register was approved.

Mr. Gill: The same thing for unaudited financials, just looking for acceptance of those, and these are through September 30, 2025.

On MOTION by Mr. Margulies seconded by Mr. Skolnick with all in favor, the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Audience comments, there are no members of the public on the phone or in person. Supervisors, any requests?

Mr. Yuter: No.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill: Ok, I'm just looking for a motion to adjourn.

On MOTION by Mr. Margulies seconded by Mr. Reese with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

McJunkin at Parkland
Community Development District

Proposed Budget
FY 2027



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Series 2018 Amortization Schedule</u>
6	<u>Assessment Schedule</u>

McJunkin at Parkland

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$86,451	\$83,018	\$3,433	\$86,451	\$86,451
Interest income	500	2,082	2,914	4,996	2,500
TOTAL REVENUES	\$86,951	\$85,100	\$6,347	\$91,447	\$88,951
EXPENDITURES:					
Administrative					
Engineering	\$7,563	\$-	\$4,412	\$4,412	\$7,500
Attorney	18,183	2,972	4,161	7,133	18,000
Annual Audit	5,000	3,900	-	3,900	5,000
Assessment Administration	2,100	2,100	-	2,100	2,100
Assessment Administration - County	910	910	-	910	910
Arbitrage Rebate	550	550	-	550	550
Dissemination Agent	2,625	1,094	1,531	2,625	2,625
Trustee Fees	4,500	4,445	-	4,445	4,500
Management Fees	32,402	13,501	18,901	32,402	34,346
Website Maintenance	2,244	935	1,309	2,244	2,244
Telephone	50	-	29	29	50
Postage & Delivery	450	17	263	280	450
Insurance General Liability	7,800	6,866	-	6,866	7,800
Printing & Binding	450	10	263	272	450
Legal Advertising	1,374	-	802	802	1,352
Other Current Charges	500	213	298	511	824
Office Supplies	75	-	44	44	75
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$86,951	\$37,687	\$32,011	\$69,698	\$88,951
TOTAL EXPENDITURES	\$86,951	\$37,687	\$32,011	\$69,698	\$88,951
EXCESS REVENUES (EXPENDITURES)	\$(0)	\$47,413	\$(25,664)	\$21,749	\$ -

Gross Assessments	\$ 91,969
Less: Discounts & Collections 6%	(5,518)
Net Assessments	\$ 86,451

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	455	\$ 91,969.15	\$ 202.13	\$ 202.13	-
Total	455	\$ 91,969.15			

McJunkin at Parkland

Community Development District

Budget Narrative

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.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

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.

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.

Postage and Delivery

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

McJunkin at Parkland
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

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
Proposed Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$818,977	\$784,727	\$34,250	\$818,977	\$817,177
Interest Earnings	15,000	15,566	21,793	37,359	15,000
Carry Forward Surplus ⁽¹⁾	764,074	788,887	-	788,887	809,717
TOTAL REVENUES	\$1,598,051	\$1,589,180	\$56,043	\$1,645,223	\$1,641,894
EXPENDITURES:					
Interest - 11/1	\$290,544	\$290,544	\$-	\$290,544	\$284,963
Principal - 11/1	235,000	235,000	-	235,000	245,000
Special Call - 11/1	-	25,000	-	25,000	-
Interest - 5/1	284,963	-	284,963	284,963	279,144
TOTAL EXPENDITURES	\$810,506	\$550,544	\$284,963	\$835,506	\$809,106
EXCESS REVENUES (EXPENDITURES)	\$787,545	\$1,038,636	\$(228,920)	\$809,717	\$832,787

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$279,143.75
Principal Due 11/1/27	\$260,000.00
	<u>\$539,143.75</u>

Gross Assessments	\$ 869,337
Less: Discounts & Collections 5%	(52,160)
Net Assessments	<u>\$ 817,177</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	454	\$ 869,337.36	\$ 1,914.84	\$ 1,914.84	\$ -
Total	454	\$ 869,337.36			

McJunkin at Parkland
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	11,035,000	4.750%	245,000	284,962.50	
05/01/27	10,790,000	4.750%	-	279,143.75	818,287.50
11/01/27	10,790,000	4.750%	260,000	279,143.75	
05/01/28	10,530,000	4.750%	-	272,968.75	815,937.50
11/01/28	10,530,000	4.750%	270,000	272,968.75	
05/01/29	10,260,000	4.750%	-	266,556.25	818,112.50
11/01/29	10,260,000	4.750%	285,000	266,556.25	
05/01/30	9,975,000	5.125%	-	259,787.50	814,575.00
11/01/30	9,975,000	5.125%	295,000	259,787.50	
05/01/31	9,680,000	5.125%	-	252,228.13	814,456.25
11/01/31	9,680,000	5.125%	310,000	252,228.13	
05/01/32	9,370,000	5.125%	-	244,284.38	818,568.75
11/01/32	9,370,000	5.125%	330,000	244,284.38	
05/01/33	9,040,000	5.125%	-	235,828.13	816,656.25
11/01/33	9,040,000	5.125%	345,000	235,828.13	
05/01/34	8,695,000	5.125%	-	226,987.50	818,975.00
11/01/35	8,695,000	5.125%	365,000	226,987.50	
05/01/35	8,330,000	5.125%	-	217,634.38	815,268.75
11/01/35	8,330,000	5.125%	380,000	217,634.38	
05/01/36	7,950,000	5.125%	-	207,896.88	815,793.75
11/01/36	7,950,000	5.125%	400,000	207,896.88	
05/01/37	7,550,000	5.125%	-	197,646.88	815,293.75
11/01/37	7,550,000	5.125%	420,000	197,646.88	
05/01/38	7,130,000	5.125%	-	186,884.38	818,768.75
11/01/38	7,130,000	5.125%	445,000	186,884.38	
05/01/39	6,685,000	5.250%	-	175,481.25	815,962.50
11/01/39	6,685,000	5.250%	465,000	175,481.25	
05/01/40	6,220,000	5.250%	-	163,275.00	816,550.00
11/01/40	6,220,000	5.250%	490,000	163,275.00	
05/01/41	5,730,000	5.250%	-	150,412.50	815,825.00
11/01/41	5,730,000	5.250%	515,000	150,412.50	
05/01/42	5,215,000	5.250%	-	136,893.75	813,787.50
11/01/42	5,215,000	5.250%	540,000	136,893.75	
05/01/43	4,675,000	5.250%	-	122,718.75	815,437.50
11/01/43	4,675,000	5.250%	570,000	122,718.75	
05/01/44	4,105,000	5.250%	-	107,756.25	815,512.50
11/01/44	4,105,000	5.250%	600,000	107,756.25	
05/01/45	3,505,000	5.250%	-	92,006.25	814,012.50
11/01/45	3,505,000	5.250%	630,000	92,006.25	
05/01/46	2,875,000	5.250%	-	75,468.75	815,937.50
11/01/46	2,875,000	5.250%	665,000	75,468.75	
05/01/47	2,210,000	5.250%	-	58,012.50	816,025.00
11/01/47	2,210,000	5.250%	700,000	58,012.50	
05/01/48	1,510,000	5.250%	-	39,637.50	814,275.00
11/01/48	1,510,000	5.250%	735,000	39,637.50	
05/01/49	775,000	5.250%	-	20,343.75	815,687.50
11/01/49	775,000	5.250%	775,000	20,343.75	
Total			\$11,035,000	\$8,264,669	\$19,299,669

McJunkin at Parkland
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2018	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	455	454	\$202.13	\$202.13	\$0.00	\$1,914.84	\$1,914.84	\$0.00	\$2,116.97	\$2,116.97	\$0.00
Total	455	454									



January 5, 2026

To the Board of Supervisors
McJunkin at Parkland Community Development District
City of Parkland, Florida

We have audited the financial statements of McJunkin at Parkland Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated January 5, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**MCJUNKIN AT PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
McJunkin at Parkland Community Development District
City of Parkland, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of McJunkin at Parkland Community Development District, City of Parkland, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 5, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of McJunkin at Parkland Community Development District, City of Parkland, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$7,355,683).
- The change in the District's total net position in comparison with the prior fiscal year was (\$4,088,989), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,266,927, an increase of \$125,364 in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and the capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,267,527	\$ 1,142,565
Capital assets, net of depreciation	2,788,450	7,227,878
Total assets	4,055,977	8,370,443
Liabilities, excluding long-term liabilities	242,720	247,575
Long-term liabilities	11,168,940	11,389,562
Total liabilities	11,411,660	11,637,137
Net position		
Net investment in capital assets	(8,380,488)	(4,161,682)
Restricted	874,357	772,614
Unrestricted	150,448	122,374
Total net position	\$ (7,355,683)	\$ (3,266,694)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

Key elements of the change in net position are reflected in the following table:

	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 953,588	\$ 927,003
Operating grants and contributions	44,834	47,490
Unrestricted investment earnings	1,134	-
Total revenues	<u>999,556</u>	<u>974,493</u>
Expenses:		
General government	62,761	60,369
Maintenance and operations	96,153	-
Conveyance of infrastructure	4,343,275	-
Interest on long-term debt	586,356	596,914
Total expenses	<u>5,088,545</u>	<u>657,283</u>
Change in net position	(4,088,989)	317,210
Net position - beginning	(3,266,694)	(3,583,904)
Net position - ending	<u>\$ (7,355,683)</u>	<u>\$ (3,266,694)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$5,088,545. The District's activities were paid by program revenues that are comprised of assessments and investment earnings. In total, expenses increased mainly as a result of the conveyance of capital assets to other entities for ownership during the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$2,884,603 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$96,153 has been taken, which resulted in a net book value of \$2,788,450. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$11,270,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER SUBSEQUENT EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the McJunkin at Parkland Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 42,072
Investments	101,134
Assessments receivable	976
Prepaid items	6,866
Restricted assets:	
Investments	1,116,479
Capital assets:	
Depreciable, net	2,788,450
Total assets	4,055,977
 LIABILITIES	
Accounts payable	600
Accrued interest payable	242,120
Non-current liabilities:	
Due within one year	235,000
Due in more than one year	10,933,940
Total liabilities	11,411,660
 NET POSITION	
Net investment in capital assets	(8,380,488)
Restricted for debt service	874,357
Unrestricted	150,448
Total net position	\$ (7,355,683)

See notes to the financial statements

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 62,761	\$ 89,701	\$ -	\$ 26,940
Maintenance and operations	96,153	-	-	(96,153)
Conveyance of infrastructure	4,343,275	-	-	(4,343,275)
Interest on long-term debt	586,356	863,887	44,834	322,365
Total governmental activities	5,088,545	953,588	44,834	(4,090,123)
General revenues:				
Unrestricted investment earnings				1,134
Total general revenues				1,134
Change in net position				(4,088,989)
Net position - beginning				(3,266,694)
Net position - ending				\$ (7,355,683)

See notes to the financial statements

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 42,072	\$ -	\$ -	\$ 42,072
Investments	101,134	1,116,477	2	1,217,613
Assessments receivable	976	-	-	976
Prepaid items	6,866	-	-	6,866
Total assets	<u>\$ 151,048</u>	<u>\$ 1,116,477</u>	<u>\$ 2</u>	<u>\$ 1,267,527</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 600	\$ -	\$ -	\$ 600
Total liabilities	<u>600</u>	<u>-</u>	<u>-</u>	<u>600</u>
Fund balances:				
Nonspendable:				
Prepaid items	6,866	-	-	6,866
Restricted for:				
Debt service	-	1,116,477	-	1,116,477
Capital projects	-	-	2	2
Unassigned	143,582	-	-	143,582
Total fund balances	<u>150,448</u>	<u>1,116,477</u>	<u>2</u>	<u>1,266,927</u>
Total liabilities and fund balances	<u>\$ 151,048</u>	<u>\$ 1,116,477</u>	<u>\$ 2</u>	<u>\$ 1,267,527</u>

See notes to the financial statements

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,266,927

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,884,603	
Accumulated depreciation	<u>(96,153)</u>	2,788,450

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(242,120)	
Unamortized original issue discount	101,060	
Bonds payable	<u>(11,270,000)</u>	<u>(11,411,060)</u>
Net position of governmental activities		<u>\$ (7,355,683)</u>

See notes to the financial statements

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 89,701	\$ 863,887	\$ -	\$ 953,588
Interest	1,134	44,834	-	45,968
Total revenues	90,835	908,721	-	999,556
EXPENDITURES				
Current:				
General government	62,761	-	-	62,761
Debt service:				
Principal	-	225,000	-	225,000
Interest	-	586,431	-	586,431
Total expenditures	62,761	811,431	-	874,192
Excess (deficiency) of revenues over (under) expenditures	28,074	97,290	-	125,364
Fund balances - beginning	122,374	1,019,187	2	1,141,563
Fund balances - ending	\$ 150,448	\$ 1,116,477	\$ 2	\$ 1,266,927

See notes to the financial statements

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 125,364
Amounts reported for governmental activities in the statement of activities are different because:	
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(4,343,275)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(96,153)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	225,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	4,453
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(4,378)</u>
Change in net position of governmental activities	<u><u>\$ (4,088,989)</u></u>

See notes to the financial statements

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

McJunkin at Parkland Community Development District ("District") was created on March 7, 2018 by Ordinance 2018-002 of the City of Parkland, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater drainage	30

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	\$ 1,116,479	Not Available	Not Available
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	101,134	S&P AAAM	Weighted average maturity: 47 days
	<u>\$ 1,217,613</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 7,227,878	\$ -	\$ 7,227,878	\$ -
Total capital assets, not being depreciated	7,227,878	-	7,227,878	-
Capital assets, being depreciated				
Stormwater drainage	-	2,884,603	-	2,884,603
Total capital assets, being depreciated	-	2,884,603	-	2,884,603
Less accumulated depreciation for:				
Stormwater drainage	-	96,153	-	96,153
Total accumulated depreciation	-	96,153	-	96,153
Total capital assets, being depreciated, net	-	2,788,450	-	2,788,450
Governmental activities capital assets, net	\$ 7,227,878	\$ 2,788,450	\$ 7,227,878	\$ 2,788,450

The infrastructure intended to serve the District has been estimated to cost approximately \$12,831,640. The infrastructure will include water management systems, drainage systems, roadway improvements, land, and other miscellaneous improvements. Certain improvements will be constructed by the Developer and conveyed to the District. The District will retain ownership of the surface water management system and the lake tracts. All other improvements will be conveyed to other entities. The majority of the project costs were expected to be financed with the proceeds from the issuance of the Series 2018 Bonds. Upon completion, certain improvements will be conveyed to other entities for ownership and maintenance responsibilities.

During the current year the District conveyed infrastructure improvements valued at \$4,343,275 to other entities for ownership and maintenance responsibilities.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

On November 1, 2018, the District issued \$12,305,000 of Special Assessment Bonds, Series 2018, consisting of \$810,000 Term Bonds due on November 1, 2023, \$1,520,000 Term Bonds due on November 1, 2029, \$3,290,000 Term Bonds due on November 1, 2038, and \$6,685,000 Term Bonds due on November 1, 2049 with fixed interest rates ranging from 4.25% to 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 11,495,000	\$ -	\$ 225,000	\$ 11,270,000	\$ 235,000
Less: Original issuance discount	(105,438)	-	(4,378)	(101,060)	-
Total	<u>\$ 11,389,562</u>	<u>\$ -</u>	<u>\$ 220,622</u>	<u>\$ 11,168,940</u>	<u>\$ 235,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 235,000	\$ 575,507	\$ 810,507
2027	245,000	564,107	809,107
2028	260,000	552,113	812,113
2029	270,000	539,525	809,525
2030	285,000	526,344	811,344
2031-2035	1,645,000	2,396,078	4,041,078
2036-2040	2,110,000	1,916,727	4,026,727
2041-2045	2,715,000	1,290,845	4,005,845
2046-2050	3,505,000	478,934	3,983,934
Total	<u>\$ 11,270,000</u>	<u>\$ 8,840,180</u>	<u>\$ 20,110,180</u>

NOTE 7 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$25,000 of the Series 2018 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 86,451	\$ 89,701	\$ 3,250
Interest	-	1,134	1,134
Total revenues	86,451	90,835	4,384
EXPENDITURES			
Current:			
General government	86,451	62,761	23,690
Total expenditures	86,451	62,761	23,690
Excess (deficiency) of revenues over (under) expenditures	\$ -	28,074	\$ 28,074
Fund balance - beginning		122,374	
Fund balance - ending		\$ 150,448	

See notes to required supplementary information

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF PARKLAND, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$0
Independent contractor compensation	\$70,011
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$202.13 Debt service - \$1,914.84
Special assessments collected	\$953,588
Outstanding Bonds:	
Series 2018, due November 1, 2049	\$11,270,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
McJunkin at Parkland Community Development District
City of Parkland, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of McJunkin at Parkland Community Development District, City of Parkland, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 5, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 5, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
McJunkin at Parkland Community Development District
City of Parkland, Florida

We have examined McJunkin at Parkland Community Development District, City of Parkland, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of McJunkin at Parkland Community Development District, City of Parkland, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 5, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
McJunkin at Parkland Community Development District
City of Parkland, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of McJunkin at Parkland Community Development District, City of Parkland, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated January 5, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 5, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of McJunkin at Parkland Community Development District, City of Parkland, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank McJunkin at Parkland Community Development District, City of Parkland, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 5, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE
BOARD OF SUPERVISORS OF THE
MCJUNKIN AT PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [McJunkin at Parkland Community Development District](#) will commence at [noon on June 8, 2026](#), and close at [noon on June 12, 2026](#). Candidates must qualify for the office of Supervisor with the [Broward County Supervisor of Elections](#) located at [4650 NW 21st Ave, Fort Lauderdale, FL 33309](#) and the telephone number is [954-357-8683](#). All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Broward County](#) Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The [McJunkin at Parkland Community Development District](#) has [two seats](#) up for election, specifically [Seat #1, and Seat #2](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 3, 2026](#), in the manner prescribed by law for general elections.

For additional information, please contact the [Broward County](#) Supervisor of Elections.

LAW OFFICES
BILLING & COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFFE

February 3, 2026

VIA E-MAIL ONLY– agill@gmssf.com

Mr. Andrew Gill
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
McJunkin at Parkland Community Development District
Our File: 1038.18061**

Dear Andrew:

This firm's current fee structure has been in place since 2018. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

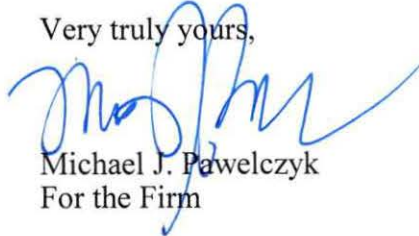
- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Andrew Gill
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)

McJunkin at Parkland
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

11/01/25 - 02/28/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
11/01/25-11/30/25	304-307	\$4,137.88
12/01/25-12/31/25	308-313	\$792,073.54
01/01/26-01/31/26	314-317	\$11,952.09
02/01/26 - 02/28/26	318-321	\$37,455.70
	TOTAL	\$ 845,619.21

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/17/25	00009	10/31/25	195883	202510 310-51300-31500 OCT 25 - ATTORNEY FEES	BILLING COCHRAN, P.A.	*	754.00	754.00	000304
11/17/25	00016	10/23/25	1	202510 310-51300-49000 AMORT SCHEDULE S2018	DISCLOSURE SERVICES LLC	*	100.00	100.00	000305
11/17/25	00005	10/01/25	93407	202510 310-51300-54000 SPECIAL DISTRICT FEE FY26	FLORIDACOMMERCE	*	175.00	175.00	000306
11/17/25	00001	11/01/25	93	202511 310-51300-34000 NOV 25 - MGMT FEES	GMS-SF, LLC	*	2,700.17	3,108.88	000307
		11/01/25	93	202511 310-51300-31300 NOV 25 - DISSEMINATION		*	218.75		
		11/01/25	93	202511 310-51300-49500 NOV 25 - WEBSITE ADMIN		*	187.00		
		11/01/25	93	202511 310-51300-42500 NOV 25 - COPIES		*	2.96		
12/10/25	00009	11/30/25	196380	202511 310-51300-31500 NOV 25 - ATTORNEY FEES	BILLING COCHRAN, P.A.	*	1,218.00	1,218.00	000308
12/10/25	00001	12/01/25	94	202512 310-51300-34000 DEC 25 - MGMT FEES	GMS-SF, LLC	*	2,700.17	3,109.34	000309
		12/01/25	94	202512 310-51300-31300 DEC 25 - DISSEMINATION		*	218.75		
		12/01/25	94	202512 310-51300-49500 DEC 25 - WEBSITE ADMIN		*	187.00		
		12/01/25	94	202512 310-51300-42000 DEC 25 - POSTAGE		*	2.22		
		12/01/25	94	202512 310-51300-42500 DEC 25 - COPIES		*	1.20		
12/10/25	00014	12/04/25	12042025	202512 310-51300-31400 TAX YEAR 2025 TAX ROLL	MARTY KIAR, BROWARD CTY PROP APPR	*	910.00	910.00	000310
12/10/25	00013	12/10/25	12102025	202512 300-20700-10000 TRANSFER OF TAX RECEIPTS	MCJUNKIN AT PARKLAND CDD	*	388,483.25	388,483.25	000311

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/25	00015	12/09/25	12092025	202512	300-15100	10000		TXFER FUNDS TO OPEN SBA	*	50,000.00		
								MCJUNKIN AT PARKLAND CDD			50,000.00	000312
12/23/25	00013	12/23/25	12232025	202512	300-20700	10000		TRANSFER OF TAX RECEIPTS	*	348,352.95		
								MCJUNKIN AT PARKLAND CDD			348,352.95	000313
1/14/26	00009	12/31/25	196760	202512	310-51300	31500		DEC 25 - ATTORNEY FEES	*	500.00		
								BILLING COCHRAN, P.A.			500.00	000314
1/14/26	00001	1/01/26	95	202601	310-51300	34000		JAN 26 - MGMT FEES	*	2,700.17		
		1/01/26	95	202601	310-51300	31300		JAN 26 - DISSEMINATION	*	218.75		
		1/01/26	95	202601	310-51300	49500		JAN 26 - WEBSITE ADMIN	*	187.00		
		1/01/26	95	202601	310-51300	42000		JAN 26 - POSTAGE	*	1.48		
								GMS-SF, LLC			3,107.40	000315
1/14/26	00010	1/05/26	28457	202601	310-51300	32200		AUDIT FYE 9/30/25	*	3,900.00		
								GRAU AND ASSOCIATES			3,900.00	000316
1/14/26	00012	12/24/25	8014096	202512	310-51300	32300		TRUSTEE FEES SER 18	*	4,444.69		
								US BANK			4,444.69	000317
2/20/26	00009	1/31/26	197139	202601	310-51300	31500		JAN 26 - ATTORNEY FEES	*	500.00		
								BILLING COCHRAN, P.A.			500.00	000318
2/20/26	00001	2/01/26	96	202602	310-51300	34000		FEB 26 - MGMT FEES	*	2,700.17		
		2/01/26	96	202602	310-51300	31300		FEB 26 - DISSEMINATION	*	218.75		
		2/01/26	96	202602	310-51300	49500		FEB 26 - WEBSITE ADMIN	*	187.00		
		2/01/26	96	202602	310-51300	42000		FEB 26 - POSTAGE	*	2.22		
		2/01/26	96	202602	310-51300	42500		FEB 26 - COPIES	*	4.65		
								GMS-SF, LLC			3,112.79	000319

MCJN MCJUNKIN ACOOPER

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/20/26	00011	1/22/26 4037	202601 310-51300-31200	LLS TAX SOLUTIONS, INC.	*	550.00	550.00 000320

2/20/26	00013	2/20/26 02202026	202602 300-20700-10000	MCJUNKIN AT PARKLAND CDD	*	33,292.91	33,292.91 000321

TOTAL FOR BANK A						845,619.21	
TOTAL FOR REGISTER						845,619.21	

MCJN MCJUNKIN ACOOPER

McJunkin at Parkland
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2018</u>
4	<hr/>	<u>Capital Projects Fund Series 2018</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

McJunkin at Parkland
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 59,244	\$ -	\$ -	\$ 59,244
Due from General Fund	-	14,598	-	14,598
<u>Investments:</u>				
Stateboard Administration	153,216	-	-	153,216
Series 2018				
Reserve	-	326,620	-	326,620
Interest	-	-	-	-
Revenue	-	1,024,038	-	1,024,038
Prepayment	-	970	-	970
Construction	-	-	2	2
Total Assets	\$ 212,459	\$ 1,366,226	\$ 2	\$ 1,578,688
Liabilities:				
Accounts Payable	\$ 2	\$ -	\$ -	\$ 2
Due to Debt Service	14,598	-	-	14,598
Total Liabilites	\$ 14,600	\$ -	\$ -	\$ 14,600
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,366,226	-	1,366,226
Capital Project	-	-	2	2
Unassigned	197,859	-	-	197,859
Total Fund Balances	\$ 197,859	\$ 1,366,226	\$ 2	\$ 1,564,088
Total Liabilities & Fund Balance	\$ 212,459	\$ 1,366,226	\$ 2	\$ 1,578,688

McJunkin at Parkland

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 86,451	\$ 83,018	\$ 83,018	\$ -
Interest Income	500	500	2,082	1,582
Total Revenues	\$ 86,951	\$ 83,518	\$ 85,100	\$ 1,582
Expenditures:				
General & Administrative:				
Engineering	\$ 7,563	\$ 3,151	\$ -	\$ 3,151
Attorney	18,183	7,576	2,972	4,604
Annual Audit	5,000	3,900	3,900	-
Assessment Administration	2,100	2,100	2,100	-
Assessment Administration - County	910	910	910	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	2,625	1,094	1,094	-
Trustee Fees	4,500	4,445	4,445	-
Management Fees	32,402	13,501	13,501	-
Website Maintenance	2,244	935	935	-
Telephone	50	21	-	21
Postage & Delivery	450	188	17	170
Insurance General Liability	7,800	6,866	6,866	-
Printing & Binding	450	188	10	178
Legal Advertising	1,374	573	-	573
Other Current Charges	500	208	213	(5)
Office Supplies	75	31	-	31
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 86,951	\$ 46,411	\$ 37,687	\$ 8,724
Total Expenditures	\$ 86,951	\$ 46,411	\$ 37,687	\$ 8,724
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 37,107	\$ 47,413	\$ 10,305
Net Change in Fund Balance	\$ -	\$ 37,107	\$ 47,413	\$ 10,305
Fund Balance - Beginning	\$ -		\$ 150,447	
Fund Balance - Ending	\$ -		\$ 197,859	

McJunkin at Parkland

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 818,977	\$ 784,727	\$ 784,727	\$ -
Interest Income	15,000	15,000	15,566	566
Total Revenues	\$ 833,977	\$ 799,727	\$ 800,293	\$ 566
Expenditures:				
Interest Expense - 11/1	\$ 290,544	\$ 290,544	\$ 290,544	\$ -
Principal Expense - 11/1	235,000	235,000	235,000	-
Special Call - 11/1	-	-	25,000	(25,000)
Interest Expense - 05/1	284,963	-	-	-
Total Expenditures	\$ 810,506	\$ 525,544	\$ 550,544	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 23,471	\$ 274,183	\$ 249,749	\$ (24,434)
Net Change in Fund Balance	\$ 23,471	\$ 274,183	\$ 249,749	\$ (24,434)
Fund Balance - Beginning	\$ 764,074		\$ 1,116,477	
Fund Balance - Ending	\$ 787,545		\$ 1,366,226	

McJunkin at Parkland

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 0	\$ 0
Net Change in Fund Balance	\$ -	\$ -	\$ 0	\$ 0
Fund Balance - Beginning	\$ -		\$ 2	
Fund Balance - Ending	\$ -		\$ 2	

McJunkin at Parkland
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 14,929	\$ 63,022	\$ 3,522	\$ 1,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,018
Interest Income	368	346	416	502	449	-	-	-	-	-	-	-	2,082
Total Revenues	\$ 368	\$ 15,275	\$ 63,438	\$ 4,024	\$ 1,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,100
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	754	1,218	500	500	-	-	-	-	-	-	-	-	2,972
Annual Audit	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900
Assessment Administration	2,100	-	-	-	-	-	-	-	-	-	-	-	2,100
Assessment Administration - County	910	-	-	-	-	-	-	-	-	-	-	-	910
Arbitrage Rebate	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	219	219	219	219	219	-	-	-	-	-	-	-	1,094
Trustee Fees	-	-	4,445	-	-	-	-	-	-	-	-	-	4,445
Management Fees	2,700	2,700	2,700	2,700	2,700	-	-	-	-	-	-	-	13,501
Website Maintenance	187	187	187	187	187	-	-	-	-	-	-	-	935
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	11	-	2	1	2	-	-	-	-	-	-	-	17
Insurance General Liability	6,866	-	-	-	-	-	-	-	-	-	-	-	6,866
Printing & Binding	1	3	1	-	5	-	-	-	-	-	-	-	10
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	126	36	16	-	34	-	-	-	-	-	-	-	213
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,049	\$ 4,363	\$ 8,071	\$ 8,057	\$ 3,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,687
Net Change in Fund Balance	\$ (13,681)	\$ 10,913	\$ 55,367	\$ (4,033)	\$ (1,153)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,413

McJunkin at Parkland
Community Development District
Long Term Debt Report

Series 2018, Special Assessment Bonds		
Bond Issue:	11/2/2018	\$12,305,000
Reserve Fund Definition	40% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$327,590	
Reserve Fund Balance	326,620	
Term 1:		
Interest Rate:	4.250%	
Maturity Date:	11/1/2023	
Term 2:		
Interest Rate:	4.750%	
Maturity Date:	11/1/2029	
Term 3:		
Interest Rate:	5.1250%	
Maturity Date:	11/1/2038	
Term 4:		
Interest Rate:	5.250%	
Maturity Date:	11/1/2049	
Bond Amount:		
		\$12,305,000
Less: Principal Payment - 11/1/20		(\$190,000)
Less: Principal Payment - 11/1/21		(\$200,000)
Less: Principal Payment - 11/1/22		(\$205,000)
Less: Principal Payment - 11/1/23		(\$215,000)
Less: Principal Payment - 11/1/24		(\$225,000)
Less: Principal Payment - 11/1/25		(\$235,000)
Less: Special Call - 11/1/25		(\$25,000)
Current Bonds Outstanding		\$11,010,000

McJunkin at Parkland
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County
Fiscal Year 2026

Gross Assessments \$ 91,969.15 \$ 869,337.36 \$ 961,306.51
 Net Assessments \$ 86,451.00 \$ 817,177.12 \$ 903,628.12

ON ROLL ASSESSMENTS

allocation in % 9.57% 90.43% 100.00%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2018 Debt		Total
							Service		
11/21/25	164,286.99	6,661.26	1,576.24	-	\$ 156,049.49	\$ 14,929.41	\$ 141,120.08	\$ 156,049.49	
12/05/25	287,807.71	11,512.47	2,762.97	-	273,532.27	26,169.10	247,363.17	273,532.27	
12/15/25	405,135.22	16,038.26	3,890.97	-	385,205.99	36,853.04	348,352.95	385,205.99	
01/02/26	19,846.84	616.56	192.30	-	19,037.98	1,821.38	17,216.60	19,037.98	
01/16/26	18,018.44	540.56	174.78	-	17,303.10	1,655.40	15,647.70	17,303.10	
01/23/26				473.97	473.97	45.35	428.62	473.97	
02/13/26	16,709.34	404.35	163.05	-	16,141.94	1,544.32	14,597.62	16,141.94	
TOTAL	\$ 911,804.54	\$ 35,773.46	\$ 8,760.31	\$ 473.97	\$ 867,744.74	\$ 83,018.00	\$ 784,726.74	\$ 867,744.74	

94.85%	Gross Percent Collected
\$ 49,501.97	Gross Balance Remaining to Collect