

McJunkin at Parkland
Community Development District

Proposed Budget
FY 2025



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McJunkin at Parkland
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$86,450	\$86,086	\$364	\$86,450	\$86,451
Carry Forward Surplus	-	-	-	-	2,437
TOTAL REVENUES	\$86,450	\$86,086	\$364	\$86,450	\$88,888.00
EXPENDITURES:					
Administrative					
Engineering	\$10,000	\$-	\$7,539	\$7,539	\$10,000
Attorney	20,000	1,500	18,500	\$20,000	20,000
Annual Audit	5,000	4,500	500	\$5,000	5,000
Assessment Administration	2,000	2,910	-	\$2,910	3,010
Arbitrage Rebate	600	550	-	\$550	550
Dissemination Agent	2,500	1,042	1,458	\$2,500	2,625
Trustee Fees	4,500	4,041	-	\$4,041	4,500
Management Fees	28,840	12,017	16,823	\$28,840	30,282
Website Maintenance	2,137	890	1,247	\$2,137	2,244
Telephone	50	-	29	\$32	50
Postage & Delivery	500	10	490	\$500	500
Insurance General Liability	6,587	6,228	-	\$6,228	7,352
Printing & Binding	1,250	8	1,242	\$1,250	500
Legal Advertising	1,711	-	1,711	\$1,711	1,500
Other Current Charges	500	-	500	\$500	500
Office Supplies	100	6	94	\$100	100
Dues, Licenses & Subscriptions	175	175	-	\$175	175
TOTAL ADMINISTRATIVE	\$86,450	\$33,876	\$50,134	\$84,013	\$88,888
TOTAL EXPENDITURES	\$86,450	\$33,876	\$50,134	\$84,013	\$88,888
EXCESS REVENUES (EXPENDITURES)	\$-	\$52,210	\$(49,770)	\$2,437	\$ -

McJunkin at Parkland
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

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

Expenditures - Administrative

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Expenditures - Administrative

Information Technology

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

Website Maintenance

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

Communication - Telephone

New internet and Wi-Fi service for Office.

McJunkin at Parkland
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

McJunkin at Parkland
Community Development District
Proposed Budget

Debt Service Series 2018 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$818,977	\$815,520	\$3,457	\$818,977	\$818,977
Interest Earnings	2,000	14,996	20,995	35,991	10,000
Carry Forward Surplus ⁽¹⁾	602,301	617,045	-	617,045	660,670
TOTAL REVENUES	\$1,423,278	\$1,447,561	\$24,452	\$1,472,014	\$1,489,647
EXPENDITURES:					
Interest - 11/1	\$300,456	\$300,456	\$-	\$300,456	\$295,888
Principal - 11/1	215,000	215,000	-	215,000	225,000
Interest - 5/1	295,888	-	295,888	295,888	290,544
TOTAL EXPENDITURES	\$811,344	\$515,456	\$295,888	\$811,344	\$811,431
EXCESS REVENUES (EXPENDITURES)	\$611,934	\$932,105	\$(271,435)	\$660,670	\$678,216

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

McJunkin at Parkland

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Special Assessment Refunding Bonds

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

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

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