

McJunkin at Parkland
Community Development District

Adopted 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
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments - On Roll	\$86,451	\$87,631	\$-	\$87,631	\$86,451
Interest income	500	3,683	1,841	5,524	2,500

TOTAL REVENUES	\$86,951	\$91,313	\$1,841	\$93,155	\$88,951
-----------------------	-----------------	-----------------	----------------	-----------------	-----------------

EXPENDITURES:

Administrative

Engineering	\$7,563	\$-	\$3,151	\$3,151	\$7,500
Attorney	18,183	5,661	2,831	8,492	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	1,750	875	2,625	2,625
Trustee Fees	4,500	4,445	-	4,445	4,500
Management Fees	32,402	21,601	10,800	32,402	34,346
Website Maintenance	2,244	1,496	748	2,244	2,244
Telephone	50	-	17	17	50
Postage & Delivery	450	170	150	320	450
Insurance General Liability	7,800	6,866	-	6,866	7,800
Printing & Binding	450	53	150	203	450
Legal Advertising	1,374	365	458	823	1,352
Other Current Charges	500	336	168	504	824
Office Supplies	75	-	25	25	75
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$86,951	\$50,377	\$19,373	\$69,750	\$88,951
-----------------------------	-----------------	-----------------	-----------------	-----------------	-----------------

TOTAL EXPENDITURES	\$86,951	\$50,377	\$19,373	\$69,750	\$88,951
---------------------------	-----------------	-----------------	-----------------	-----------------	-----------------

EXCESS REVENUES (EXPENDITURES)	\$(0)	\$40,936	\$(17,531)	\$23,405	\$ -
---------------------------------------	--------------	-----------------	-------------------	-----------------	-------------

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
Adopted Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments-On Roll	\$818,977	\$822,937	\$-	\$822,937	\$817,177
Interest Earnings	15,000	27,111	13,555	40,666	15,000
Carry Forward Surplus ⁽¹⁾	764,074	788,887	-	788,887	816,984
TOTAL REVENUES	\$1,598,051	\$1,638,935	\$13,555	\$1,652,490	\$1,649,161

EXPENDITURES:

Interest - 11/1	\$290,544	\$289,922	\$622	\$290,544	\$284,341
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	278,522
TOTAL EXPENDITURES	\$810,506	\$834,884	\$622	\$835,506	\$807,863
EXCESS REVENUES (EXPENDITURES)	\$787,545	\$804,050	\$12,934	\$816,984	\$841,298

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$278,521.88
Principal Due 11/1/27	\$255,000.00
	<u>\$533,521.88</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	11,010,000	4.750%	245,000	284,340.63	
05/01/27	10,765,000	4.750%	-	278,521.88	812,043.75
11/01/27	10,765,000	4.750%	255,000	278,521.88	
05/01/28	10,510,000	4.750%	-	272,465.63	814,931.25
11/01/28	10,510,000	4.750%	270,000	272,465.63	
05/01/29	10,240,000	4.750%	-	266,053.13	812,106.25
11/01/29	10,240,000	4.750%	280,000	266,053.13	
05/01/30	9,960,000	5.125%	-	259,403.13	813,806.25
11/01/30	9,960,000	5.125%	295,000	259,403.13	
05/01/31	9,665,000	5.125%	-	251,843.75	813,687.50
11/01/31	9,665,000	5.125%	310,000	251,843.75	
05/01/32	9,355,000	5.125%	-	243,900.00	812,800.00
11/01/32	9,355,000	5.125%	325,000	243,900.00	
05/01/33	9,030,000	5.125%	-	235,571.88	816,143.75
11/01/33	9,030,000	5.125%	345,000	235,571.88	
05/01/34	8,685,000	5.125%	-	226,731.25	813,462.50
11/01/35	8,685,000	5.125%	360,000	226,731.25	
05/01/35	8,325,000	5.125%	-	217,506.25	815,012.50
11/01/35	8,325,000	5.125%	380,000	217,506.25	
05/01/36	7,945,000	5.125%	-	207,768.75	815,537.50
11/01/36	7,945,000	5.125%	400,000	207,768.75	
05/01/37	7,545,000	5.125%	-	197,518.75	815,037.50
11/01/37	7,545,000	5.125%	420,000	197,518.75	
05/01/38	7,125,000	5.125%	-	186,756.25	813,512.50
11/01/38	7,125,000	5.125%	440,000	186,756.25	
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			\$11,010,000	\$8,256,434	\$19,266,434

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									