

***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
<b>REVENUES:</b>					
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
<b>TOTAL REVENUES</b>	<b>\$86,951</b>	<b>\$85,100</b>	<b>\$6,347</b>	<b>\$91,447</b>	<b>\$88,951</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$86,951</b>	<b>\$37,687</b>	<b>\$32,011</b>	<b>\$69,698</b>	<b>\$88,951</b>
<b>TOTAL EXPENDITURES</b>	<b>\$86,951</b>	<b>\$37,687</b>	<b>\$32,011</b>	<b>\$69,698</b>	<b>\$88,951</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$(0)</b>	<b>\$47,413</b>	<b>\$(25,664)</b>	<b>\$21,749</b>	<b>\$ -</b>

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

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	-
<b>Total</b>	<b>455</b>	<b>\$ 91,969.15</b>			

# 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
<b>REVENUES:</b>					
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 <sup>(1)</sup>	764,074	788,887	-	788,887	809,717
<b>TOTAL REVENUES</b>	<b>\$1,598,051</b>	<b>\$1,589,180</b>	<b>\$56,043</b>	<b>\$1,645,223</b>	<b>\$1,641,894</b>
<b>EXPENDITURES:</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$810,506</b>	<b>\$550,544</b>	<b>\$284,963</b>	<b>\$835,506</b>	<b>\$809,106</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$787,545</b>	<b>\$1,038,636</b>	<b>\$(228,920)</b>	<b>\$809,717</b>	<b>\$832,787</b>

<sup>(1)</sup> 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	\$ -
<b>Total</b>	<b>454</b>	<b>\$ 869,337.36</b>			

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
<b>11/01/26</b>	<b>11,035,000</b>	<b>4.750%</b>	<b>245,000</b>	<b>284,962.50</b>	
<b>05/01/27</b>	<b>10,790,000</b>	<b>4.750%</b>	-	<b>279,143.75</b>	<b>818,287.50</b>
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	
<b>Total</b>			<b>\$11,035,000</b>	<b>\$8,264,669</b>	<b>\$19,299,669</b>

**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	<b>\$202.13</b>	\$202.13	<b>\$0.00</b>	<b>\$1,914.84</b>	\$1,914.84	<b>\$0.00</b>	<b>\$2,116.97</b>	\$2,116.97	<b>\$0.00</b>
Total	455	454									