

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Parkland Preserve Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 15th, 2022
HOUR: 4:30 PM
LOCATION: 835 Parkland Trail
St. Augustine, FL 32095

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

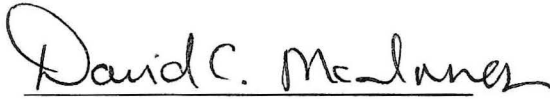
5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.


7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2022.

ATTEST:


Secretary

**PARKLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Its: Chairman

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ACTUAL THROUGH 4/30/22	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
REVENUE				
1 O&M ASSESSMENT COLLECTION	\$ 72,420	\$ 276,895	\$ 276,895	\$ -
2 LOT CLOSINGS	51,322	-	-	-
3 DEVELOPER FUNDING		-	-	-
SPECIAL ASSESSMENT DEVELOPER	3,350			
4 INTEREST	79	-	-	-
5 MISCELLANEOUS		-	-	-
6 TOTAL REVENUE	127,171	276,895	276,895	-
EXPENDITURES*				
8 GENERAL ADMINISTRATIVE				
9 SUPERVISORS COMPENSATION		-	-	-
10 PAYROLL TAXES		-	-	-
11 PAYROLL SERVICES		-	-	-
12 MANAGEMENT CONSULTING SERVICES	17,664	30,000	30,000	-
13 ADMINISTRATIVE SERVICES	1,470	1,500	1,500	-
14 CONSTRUCTION ACCOUNTING		-	-	-
15 BANK FEES		100	100	-
16 MISCELLANEOUS, ALLOWANCE, CONTINGENCY	706	250	250	-
17 AUDITING SERVICES		3,000	3,000	-
18 REGULATORY AND PERMIT FEES	175	175	175	-
19 LEGAL ADVERTISEMENTS	211	2,000	2,000	-
20 ENGINEERING SERVICES	3,620	12,000	12,000	-
21 LEGAL SERVICES	2,522	22,576	22,576	-
22 WEBSITE HOSTING	2,015	2,015	2,015	-
23 TOTAL GENERAL ADMINISTRATIVE	28,383	73,616	73,616	-
24 INSURANCE				
25 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	13,859	23,839	23,839	-
26 DEBT ADMINISTRATION:				
27 DISSEMINATION AGENT	5,000	5,000	5,000	-
28 TRUSTEE FEES		8,700	8,700	-
29 ARBITRAGE		1,250	1,250	-
30 TOTAL DEBT ADMINISTRATION	5,000	14,950	14,950	-
31 PHYSICAL ENVIRONMENT EXPENDITURES:				
32 FIELD MANAGER		-	-	-
33 AMENITY MANAGEMENT		-	-	-
34 STREETPOLE LIGHTING	4,792	-	-	-
35 ELECTRICITY (IRRIGATION & POND PUMPS)	4,219	15,000	15,000	-
36 STREETLIGHTS		3,300	3,300	-
37 WATER (County)	2,095	10,800	10,800	-
38 LANDSCAPING MAINTENANCE	20,012	60,000	60,000	-
39 LANDSCAPE REPLENISHMENT	648	5,000	5,000	-
40 IRRIGATION MAINTENANCE	318	5,000	5,000	-

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ACTUAL THROUGH 4/30/22	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
41 POND MAINTENANCE		3,600	3,600	-
42 NPDES		2,000	2,000	-
43 PET WASTE REMOVAL		-	-	-
44 POWER SWEEP	2,122	1,000	1,000	-
45 STORMWATER DRAINAGE		1,000	1,000	-
46 ENVIRONMENTAL MITIGATION & POND MAINTENANCE	8,250	8,000	8,000	-
47 POND MOWING		8,000	8,000	-
48 POND EROSION		-	-	-
49 SECURITY MONITORING		-	-	-
50 REMOTE SECURITY	3,250	4,200	4,200	-
51 GATE MANAGEMENT		1,200	1,200	-
52 RECEPTIONIST/CALL BOXES		1,200	1,200	-
53 FIELD CONTINGENCY		-	-	-
54 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	45,706	129,300	129,300	-
55 AMENITY CENTER OPERATIONS				
56 POOL SERVICE CONTRACT & JANITORIAL SERVICES	2,570	15,420	15,420	-
57 AMENITY MAINTENANCE & REPAIRS	6,166	4,800	4,800	-
58 POOL PERMIT		250	250	-
59 AMENITY MANAGEMENT		1,800	1,800	-
60 AMENITY CENTER INTERNET	2,176	5,100	5,100	-
61 AMENITY CENTER PEST CONTROL	1,870	1,320	1,320	-
62 REFUSE SERVICE	589	1,500	1,500	-
63 MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	5,252	5,000	5,000	-
64 CAPITAL IMPROVEMENTS		-	-	-
65 TOTAL AMENITY CENTER OPERATIONS	18,623	35,190	35,190	-
66 RESERVES				
67 RESERVE STUDY	-	-	-	-
68 TOTAL EXPENDITURES*	111,571	276,895	276,895	-
69				
70 EXCESS OF REVENUES OVER EXPENDITURES	15,600	-	-	-

Footnote:

The CDD's O&M Assessments for Fiscal Year 2022/2023 attach only to lots that have been sold, as evidenced by the tax-roll provided by the County to the CDD, or as evidenced by requests for estoppel letters in connection with home closings.

At such time, the O&M Assessment will attach to the lot in the amounts set forth herein. All additional funding for the CDD's Fiscal Year 2022/2023 General Fund budget will be provided via a developer funding agreement.

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022-2023 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
1	GENERAL ADMINISTRATIVE		
2	SUPERVISORS COMPENSATION	-	Supervisors have elected not to receive compensation
3	PAYROLL TAXES	-	Supervisors have elected not to receive compensation
4	PAYROLL SERVICES	-	Supervisors have elected not to receive compensation
5	MANAGEMENT CONSULTING SERVICES	30,000	Financial reporting, assessments, accounting/bookkeeping: A/P, A/R, public records, plan & organize Board activity
6	ADMINISTRATIVE SERVICES	1,500	General expenditures for CDD backoffice operations
7	CONSTRUCTION ACCOUNTING	-	
8	BANK FEES	100	Bank United fee
9	MISCELLANEOUS, ALLOWANCE, CONTINGENCY	250	
10	AUDITING SERVICES	3,000	Contract with DMHB expires in 2022; RFP needed in Fall, 2022
11	REGULATORY AND PERMIT FEES	175	
12	LEGAL ADVERTISEMENTS	2,000	
13	ENGINEERING SERVICES	12,000	
14	LEGAL SERVICES	22,576	
15	WEBSITE HOSTING	2,015	Confirmed with Innersync Contract
16	TOTAL GENERAL ADMINISTRATIVE	73,616	
17	INSURANCE		
18	INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	23,839	General Liability and Public Officials, Property and Casualty - Confirmed with EGIS quote
19	DEBT ADMINISTRATION:		
20	DISSEMINATION AGENT	5,000	for 2 bonds
21	TRUSTEE FEES	8,700	for 2 bonds
22	ARBITRAGE	1,250	Arbitrage reporting fee

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022-2023 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
23	TOTAL DEBT ADMINISTRATION	14,950	
24	PHYSICAL ENVIRONMENT EXPENDITURES:		
25	FIELD MANAGER	-	- oversee landscape and amenity vendors, inspection services
26	AMENITY MANAGEMENT	-	- administer amenity rental and access keys
27	STREETPOLE LIGHTING	-	- 102 streetpole lights, avg. \$3,900 month (pay thru HOA budget)
28	ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	
29	STREETLIGHTS	3,300	Streetlights
30	WATER (County)	10,800	St. Johns County Utilities
31	LANDSCAPING MAINTENANCE	60,000	all phases, assumes 500k sq.ft of landscape area (general services, turf care, mulch and flowers), \$36k for mow, blow, vert and chem. (250mo/ac)
32	LANDSCAPE REPLENISHMENT	5,000	all phases as needed for annuals
33	IRRIGATION MAINTENANCE	5,000	all phases, assumes 500k sq.ft of landscape area, assumes partial year for FY 2019, 6 months
34	POND MAINTENANCE	3,600	Based on current contract with Charles Aquatics
35	NPDES	2,000	Monthly inspection (weekly)-\$450 plus additional rain event inspections at \$75 per month of CDD property. Assumes one year
36	PET WASTE REMOVAL	-	
37	POWER SWEEP	1,000	
38	STORMWATER DRAINAGE	1,000	Storm drain clean out on CDD property
39	ENVIRONMENTAL MITIGATION & POND MAINTENANCE	8,000	Assumes partial year of 6 months
40	POND MOWING	8,000	
41	POND EROSION	-	
42	SECURITY MONITORING	-	
43	REMOTE SECURITY	4,200	Alpha Dog Monitoring & Door King
44	GATE MANAGEMENT	1,200	

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022-2023 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
45	RECEPTIONIST/CALL BOXES	1,200	Current Contact One contract
46	FIELD CONTINGENCY	-	
47	TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	129,300	
48	AMENITY CENTER OPERATIONS		
49	POOL SERVICE CONTRACT & JANITORIAL SERVICES	15,420	
50	AMENITY MAINTENANCE & REPAIRS	4,800	Cool Connections: \$1700 (AC maintenance plus air filters)
51	POOL PERMIT	250	
52	AMENITY MANAGEMENT	1,800	
53	AMENITY CENTER INTERNET	5,100	
54	AMENITY CENTER PEST CONTROL	1,320	
55	REFUSE SERVICE	1,500	
56	MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	5,000	
57	CAPITAL IMPROVEMENTS	-	
58	TOTAL AMENITY CENTER OPERATIONS	35,190	
59	RESERVES		
60	RESERVE STUDY	-	
61	TOTAL EXPENDITURES*	276,895	

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$276,895.00
COLLECTION COSTS	\$5,891.38
EARLY PAYMENT DISCOUNT	\$11,782.77
GROSS O&M ASSESSMENT	\$294,569.15

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
PLATTED LOT	367	367	1.00	367.0	100.0%	\$294,569.15	\$802.64
	367	367		367.0	100.0%	\$294,569.15	
	LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):					-\$17,674.15	
	Net Revenue to be Collected					\$276,895.00	

VARIANCE IN O&M BUDGET	
FY 2021-2022	\$276,895.00
FY 2022-2023	\$276,895.00
VARIANCE	\$0.00

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL PER LOT ⁽³⁾
PLATTED LOT	\$802.64	\$2,062.77	\$2,865.41

⁽¹⁾ Reflects the total number of lots with Series 2019A debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2019A bond issuance. Includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2022 St. Johns County property tax bill.

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2019A	SERIES 2019B	FY 2023 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - (NET)	712,381	80,575	792,956
TOTAL REVENUE	712,381	80,575	792,956
EXPENDITURES			
INTEREST EXPENSE			
5/1/2023	270,488	40,288	310,775
11/1/2023	266,663	40,288	306,950
PRINCIPAL RETIREMENT			
5/1/2023	170,000		170,000
TOTAL EXPENDITURES	707,150	80,575	787,725
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,231	-	5,231

NET DEBT SERVICE	\$ 792,956.25
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 50,614.23
GROSS DEBT SERVICE ASSESSMENTS	\$ 843,570.48

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
2/1/2021						10,665,000
5/1/2021	170,000	4.50%	277,913	447,913		10,495,000
11/1/2021	-	4.50%	274,088	274,088	722,000	10,495,000
5/1/2022	160,000	4.50%	274,088	434,088		10,335,000
11/1/2022		4.50%	270,488	270,488	704,575	10,335,000
5/1/2023	170,000	4.50%	270,488	440,488		10,165,000
11/1/2023		4.50%	266,663	266,663	707,150	10,165,000
5/1/2024	175,000	4.50%	266,663	441,663		9,990,000
11/1/2024		4.50%	262,725	262,725	704,388	9,990,000
5/1/2025	190,000	4.75%	262,725	452,725		9,800,000
11/1/2025		4.75%	258,213	258,213	710,938	9,800,000
5/1/2026	200,000	4.75%	258,213	458,213		9,600,000
11/1/2026		4.75%	253,463	253,463	711,675	9,600,000
5/1/2027	210,000	4.75%	253,463	463,463		9,390,000
11/1/2027		4.75%	248,475	248,475	711,938	9,390,000
5/1/2028	220,000	4.75%	248,475	468,475		9,170,000
11/1/2028		4.75%	243,250	243,250	711,725	9,170,000
5/1/2029	225,000	4.75%	243,250	468,250		8,945,000
11/1/2029		4.75%	237,906	237,906	706,156	8,945,000
5/1/2030	235,000	4.75%	237,906	472,906		8,710,000
11/1/2030		4.75%	232,325	232,325	705,231	8,710,000
5/1/2031	250,000	5.25%	232,325	482,325		8,460,000
11/1/2031		5.25%	225,763	225,763	708,088	8,460,000
5/1/2032	265,000	5.25%	225,763	490,763		8,195,000
11/1/2032		5.25%	218,806	218,806	709,569	8,195,000
5/1/2033	275,000	5.25%	218,806	493,806		7,920,000
11/1/2033		5.25%	211,588	211,588	705,394	7,920,000
5/1/2034	290,000	5.25%	211,588	501,588		7,630,000
11/1/2034		5.25%	203,975	203,975	705,563	7,630,000
5/1/2035	310,000	5.25%	203,975	513,975		7,320,000
11/1/2035		5.25%	195,838	195,838	709,813	7,320,000
5/1/2036	325,000	5.25%	195,838	520,838		6,995,000
11/1/2036		5.25%	187,306	187,306	708,144	6,995,000
5/1/2037	345,000	5.25%	187,306	532,306		6,650,000
11/1/2037		5.25%	178,250	178,250	710,556	6,650,000
5/1/2038	365,000	5.25%	178,250	543,250		6,285,000
11/1/2038		5.25%	168,669	168,669	711,919	6,285,000
5/1/2039	385,000	5.25%	168,669	553,669		5,900,000
11/1/2039		5.25%	158,563	158,563	712,231	5,900,000
5/1/2040	405,000	5.38%	158,563	563,563		5,495,000
11/1/2040		5.38%	147,678	147,678	711,241	5,495,000

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$11,485,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
5/1/2041	425,000	5.38%	147,678	572,678		5,070,000
11/1/2041		5.38%	136,256	136,256	708,934	5,070,000
5/1/2042	450,000	5.38%	136,256	586,256		4,620,000
11/1/2042		5.38%	124,163	124,163	710,419	4,620,000
5/1/2043	475,000	5.38%	124,163	599,163		4,145,000
11/1/2043		5.38%	111,397	111,397	710,559	4,145,000
5/1/2044	500,000	5.38%	111,397	611,397		3,645,000
11/1/2044		5.38%	97,959	97,959	709,356	3,645,000
5/1/2045	530,000	5.38%	97,959	627,959		3,115,000
11/1/2045		5.38%	83,716	83,716	711,675	3,115,000
5/1/2046	560,000	5.38%	83,716	643,716		2,555,000
11/1/2046		5.38%	68,666	68,666	712,381	2,555,000
5/1/2047	590,000	5.38%	68,666	658,666		1,965,000
11/1/2047	-	5.38%	52,809	52,809	711,475	1,965,000
5/1/2048	620,000	5.38%	52,809	672,809		1,345,000
11/1/2048	-	5.38%	36,147	36,147	708,956	1,345,000
5/1/2049	655,000	5.38%	36,147	691,147		690,000
11/1/2049	-	5.38%	18,544	18,544	709,691	690,000
5/1/2050	690,000	5.38%	18,544	708,544	708,544	-
Total	\$ 10,665,000		\$ 10,625,281	\$ 21,290,281	\$ 21,290,281	

MAXIMUM ANNUAL DEBT SERVICE 712,381

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$3,200,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019B**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2022						1,465,000
5/1/2023		5.50%	40,288	40,288		1,465,000
11/1/2023		5.50%	40,288	40,288	80,575	1,465,000
5/1/2024		5.50%	40,288	40,288		1,465,000
11/1/2024		5.50%	40,288	40,288	80,575	1,465,000
5/1/2025		5.50%	40,288	40,288		1,465,000
11/1/2025		5.50%	40,288	40,288	80,575	1,465,000
5/1/2026		5.50%	40,288	40,288		1,465,000
11/1/2026		5.50%	40,288	40,288	80,575	1,465,000
5/1/2027		5.50%	40,288	40,288		1,465,000
11/1/2027		5.50%	40,288	40,288	80,575	1,465,000
5/1/2028		5.50%	40,288	40,288		1,465,000
11/1/2028		5.50%	40,288	40,288	80,575	1,465,000
5/1/2029		5.50%	40,288	40,288		1,465,000
11/1/2029		5.50%	40,288	40,288	80,575	1,465,000
5/1/2030		5.50%	40,288	40,288		1,465,000
11/1/2030		5.50%	40,288	40,288	80,575	1,465,000
5/1/2031		5.50%	40,288	40,288		1,465,000
11/1/2031		5.50%	40,288	40,288	80,575	1,465,000
5/1/2032		5.50%	40,288	40,288		1,465,000
11/1/2032	1,465,000	5.50%	40,288	1,505,288	1,545,575	-
Total	\$ 1,465,000		\$ 805,750	\$ 2,270,750	\$ 2,270,750	

Footnote: MAXIMUM ANNUAL DEBT SERVICE 80,575

(a) Data herein for the CDD's budgetary process purposes only.