

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

	FY 2022 ACTUAL THROUGH 6/30/22	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE FY 2022-2023
REVENUE				
1 O&M ASSESSMENT COLLECTION	\$ 72,420	\$ 276,895	\$ 212,764	\$ (64,131)
2 LOT CLOSINGS	118,423	-	-	-
3 DEVELOPER FUNDING	3,350	-	64,131	64,131
4 SPECIAL ASSESSMENT DEVELOPER	-	-	-	-
5 INTEREST	151	-	-	-
6 MISCELLANEOUS	636	-	-	-
7 TOTAL REVENUE	194,980	276,895	276,895	-
8 EXPENDITURES*				
9 GENERAL ADMINISTRATIVE				
10 SUPERVISORS COMPENSATION		-	-	-
11 PAYROLL TAXES		-	-	-
12 PAYROLL SERVICES		-	-	-
13 MANAGEMENT CONSULTING SERVICES	22,696	30,000	30,000	-
14 ADMINISTRATIVE SERVICES	1,720	1,500	1,500	-
15 CONSTRUCTION ACCOUNTING		-	-	-
16 BANK FEES		100	100	-
17 MISCELLANEOUS, ALLOWANCE, CONTINGENCY	26	250	250	-
18 AUDITING SERVICES		3,000	3,000	-
19 REGULATORY AND PERMIT FEES	175	175	175	-
20 LEGAL ADVERTISEMENTS	292	2,000	2,000	-
21 ENGINEERING SERVICES	-	12,000	12,000	-
22 LEGAL SERVICES	4,538	22,576	22,576	-
23 WEBSITE HOSTING	2,015	2,015	2,015	-
24 TOTAL GENERAL ADMINISTRATIVE	31,462	73,616	73,616	-
25 INSURANCE				
26 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	17,668	23,839	23,839	-
27 DEBT ADMINISTRATION:				
28 DISSEMINATION AGENT	5,000	5,000	5,000	-
29 TRUSTEE FEES		8,700	8,700	-
30 ARBITRAGE		1,250	1,250	-
31 TOTAL DEBT ADMINISTRATION	5,000	14,950	14,950	-
32 PHYSICAL ENVIRONMENT EXPENDITURES:				
33 FIELD MANAGER		-	-	-
34 AMENITY MANAGEMENT		-	-	-
35 STREETLIGHTS	-	-	-	-
36 ELECTRICITY (IRRIGATION & POND PUMPS)	5,174	15,000	15,000	-
37 STREETPOLE LIGHTING	7,322	3,300	3,300	-
38 WATER (County)	3,678	10,800	10,800	-
39 LANDSCAPING MAINTENANCE	26,053	60,000	60,000	-
40 LANDSCAPE REPLENISHMENT	648	5,000	5,000	-
41 IRRIGATION MAINTENANCE	1,326	5,000	5,000	-

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

	FY 2022 ACTUAL THROUGH 6/30/22	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE FY 2022-2023
42 POND MAINTENANCE		3,600	3,600	-
43 NPDES		2,000	2,000	-
44 PET WASTE REMOVAL		-	-	-
45 POWER SWEEP	-	1,000	1,000	-
46 STORMWATER DRAINAGE		1,000	1,000	-
47 ENVIRONMENTAL MITIGATION & POND MAINTENANCE	9,260	8,000	8,000	-
48 POND MOWING		8,000	8,000	-
49 POND EROSION		-	-	-
50 SECURITY MONITORING		-	-	-
51 REMOTE SECURITY	3,584	4,200	4,200	-
52 GATE MANAGEMENT	2,250	1,200	1,200	-
53 RECEPTIONIST/CALL BOXES	988	1,200	1,200	-
54 FIELD CONTINGENCY		-	-	-
55 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	60,283	129,300	129,300	-
56 AMENITY CENTER OPERATIONS				
57 POOL SERVICE CONTRACT & JANITORIAL SERVICES	5,756	15,420	15,420	-
58 AMENITY MAINTENANCE & REPAIRS	8,784	4,800	4,800	-
59 POOL PERMIT	350	250	250	-
60 AMENITY MANAGEMENT		1,800	1,800	-
61 AMENITY CENTER INTERNET	2,657	5,100	5,100	-
62 AMENITY CENTER PEST CONTROL	2,090	1,320	1,320	-
63 REFUSE SERVICE	798	1,500	1,500	-
64 MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	6,783	5,000	5,000	-
65 CAPITAL IMPROVEMENTS		-	-	-
66 TOTAL AMENITY CENTER OPERATIONS	27,218	35,190	35,190	-
67 RESERVES				
68 RESERVE STUDY	-	-	-	-
69 TOTAL EXPENDITURES*	141,631	276,895	276,895	-
70				
71 EXCESS OF REVENUES OVER EXPENDITURES	53,349	-	-	-

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 ADOPTED 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 ADOPTED 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 ADOPTED 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 ADOPTED 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 ADOPTED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2019A	SERIES 2019B	FY 2023 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL	546,798		546,798
SPECIAL ASSESSMENTS - OFF ROLL	165,583	80,575	246,158
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