

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY23 TO FY 24
REVENUE			
1 O&M ASSESSMENT COLLECTION	\$ 212,764	\$ 551,015	\$ 338,251
2 DEVELOPER FUNDING	64,131		(64,131)
TOTAL REVENUE	276,895	551,015	274,120
EXPENDITURES*			
GENERAL ADMINISTRATIVE			
6 SUPERVISORS COMPENSATION	-	12,000	12,000
7 PAYROLL TAXES	-	-	-
8 PAYROLL SERVICES	-	-	-
9 MANAGEMENT CONSULTING SERVICES	30,000	33,000	3,000
10 ADMINISTRATIVE SERVICES	1,500	1,650	150
11 CONSTRUCTION ACCOUNTING	-	-	-
12 BANK FEES	100	150	50
13 MISCELLANEOUS, ALLOWANCE, CONTINGENCY	250	1,500	1,250
14 AUDITING SERVICES	3,000	3,150	150
15 REGULATORY AND PERMIT FEES	175	175	-
16 LEGAL ADVERTISEMENTS	2,000	2,500	500
17 ENGINEERING SERVICES	12,000	50,000	38,000
18 LEGAL SERVICES	22,576	30,000	7,424
19 WEBSITE HOSTING	2,015	2,220	205
TOTAL GENERAL ADMINISTRATIVE	73,616	136,345	62,729
INSURANCE	-	-	
22 INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	23,839	38,000	14,161
DEBT ADMINISTRATION:			
24 DISSEMINATION AGENT	5,000	8,000	3,000
25 TRUSTEE FEES	8,700	6,550	(2,150)
26 ARBITRAGE	1,250	4,500	3,250
TOTAL DEBT ADMINISTRATION	14,950	19,050	4,100
PHYSICAL ENVIRONMENT EXPENDITURES:			
29 FIELD MANAGER	-	15,900	15,900
30 AMENITY MANAGEMENT	-	-	-
31 STREETLIGHTS	-	-	-
32 ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	15,500	500
33 STREETPOLE LIGHTING	3,300	20,500	17,200
34 WATER (County)	10,800	10,000	(800)
35 LANDSCAPING MAINTENANCE	60,000	60,000	-
36 LANDSCAPE REPLENISHMENT	5,000	5,500	500
37 IRRIGATION MAINTENANCE	5,000	5,000	-

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	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY23 TO FY 24
38 POND MAINTENACE	3,600	-	(3,600)
39 NPDES	2,000	-	(2,000)
40 PET WASTE REMOVAL	-	-	-
41 POWER SWEEP	1,000	-	(1,000)
42 STORMWATER DRAINAGE/STORMWATER BANK REPAIR	1,000	20,000	19,000
43 ENVIRONMENTAL MITIGATION & POND MAINTENANCE	8,000	17,000	9,000
44 POND MOWING	8,000	-	(8,000)
45 POND EROSION	-	-	-
46 SECURITY MONITORING	-	-	-
47 REMOTE SECURITY	4,200	4,210	10
48 GATE MANAGEMENT	1,200	1,260	60
49 GATE ACCESS CARDS	-	6,400	6,400
50 RECEPTIONIST/CALL BOXES	1,200	2,000	800
51 FIELD CONTINGENCY	-	110,000	110,000
52 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	129,300	293,270	163,970
53 AMENITY CENTER OPERATIONS			
54 POOL SERVICE CONTRACT & JANITORIAL SERVICES	15,420	20,500	5,080
55 AMENITY MAINTENANCE & REPAIRS	4,800	13,000	8,200
56 POOL PERMIT	250	250	-
57 AMENITY MANAGEMENT	1,800	2,000	200
58 AMENITY CENTER INTERNET	5,100	5,500	400
59 AMENITY CENTER PEST CONTROL	1,320	2,000	680
60 REFUSE SERVICE	1,500	1,500	-
61 MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	5,000	10,000	5,000
62 CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	-	9,600	9,600
63 TOTAL AMENITY CENTER OPERATIONS	35,190	64,350	29,160
64 RESERVES			
65 RESERVE STUDY	-	-	-
66 TOTAL EXPENDITURES*	276,895	551,015	274,120
67			
68 EXCESS OF REVENUES OVER EXPENDITURES	-	-	-

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 ADOPTED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
1	GENERAL ADMINISTRATIVE		
2	SUPERVISORS COMPENSATION	12,000	Supervisors are entitled to \$200 per meeting
3	PAYROLL TAXES	-	
4	PAYROLL SERVICES	-	
5	MANAGEMENT CONSULTING SERVICES	33,000	Financial reporting, assessments, accounting/bookkeeping: A/P, A/R, public records, plan & organize Board activity. 10% increase of starting contract price (2018)
6	ADMINISTRATIVE SERVICES	1,650	General expenditures for CDD backoffice operations. 10% increase of starting contract price (2018)
7	CONSTRUCTION ACCOUNTING	-	
8	BANK FEES	150	Bank United fee
9	MISCELLANEOUS, ALLOWANCE, CONTINGENCY	1,500	
10	AUDITING SERVICES	3,150	Contract with DMHB expires FY 2024
11	REGULATORY AND PERMIT FEES	175	
12	LEGAL ADVERTISEMENTS	2,500	
13	ENGINEERING SERVICES	50,000	5/31: Confirmed with DE
14	LEGAL SERVICES	30,000	3/11: Confirmed with DC
15	WEBSITE HOSTING	2,220	10% increase of starting contract price (2018)
16	TOTAL GENERAL ADMINISTRATIVE	136,345	
17	INSURANCE		
18	INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	38,000	General Liability and Public Officials, Property and Casualty - 50% of 2023 actual
19	DEBT ADMINISTRATION:		
20	DISSEMINATION AGENT	8,000	for 1 bond series
21	TRUSTEE FEES	6,550	3/17: Confirmed with Trustee
22	ARBITRAGE	4,500	Arbitrage reporting fee (\$500 per year for 2019A bond series + \$2000 for 2019B bond series
23	TOTAL DEBT ADMINISTRATION	19,050	

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 ADOPTED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
24	PHYSICAL ENVIRONMENT EXPENDITURES:		
25	FIELD MANAGER	15,900	Oversee landscape and amenity vendors, inspection services (3/27: First Coast CMS Proposal)
26	AMENITY MANAGEMENT	-	
27	STREETLIGHTS	-	
28	ELECTRICITY (IRRIGATION & POND PUMPS)	15,500	
29	STREETPOLE LIGHTING	20,500	Streetlights
30	WATER (County)	10,000	St. Johns County Utilities
31	LANDSCAPING MAINTENANCE	60,000	Monthly Contract Price (\$47,970) + 4 times bush hog (\$3,400) + Annual flower rotation (\$3,630) + Mulch (\$5000)
32	LANDSCAPE REPLENISHMENT	5,500	As needed
33	IRRIGATION MAINTENANCE	5,000	As needed
34	POND MAINTENANCE	-	
35	NPDES	-	
36	PET WASTE REMOVAL	-	
37	POWER SWEEP	-	
38	STORMWATER DRAINAGE/STORMWATER BANK REPAIR	20,000	Storm drain clean out/bank repairs on CDD property 3/22: Confirmed by DE
39	ENVIRONMENTAL MITIGATION & POND MAINTENANCE	17,000	5% increase of base Charles Aquatics contract (\$1025/month) + additional
40	POND MOWING	-	
41	POND EROSION	-	
42	SECURITY MONITORING	-	
43	REMOTE SECURITY	4,210	5% increase of base High Tech Systems Contract (\$280/month) + 5% increase of DoorKing Contract (\$54/month)
44	GATE MANAGEMENT	1,260	Contract with Alliance Realty (\$100/ month + 5% increase over 2021 contract price)
45	GATE ACCESS CARDS--NEW LINE (Used Previously)	6,400	
46	RECEPTIONIST/CALL BOXES	2,000	5% increase of highest Contact One bill (contract \$45/month + \$1.40 call)

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 ADOPTED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
47	FIELD CONTINGENCY	110,000	
48	TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	293,270	
49	AMENITY CENTER OPERATIONS		
50	POOL SERVICE CONTRACT & JANITORIAL SERVICES	20,500	3/27: First Coast CMS Proposal for Janitorial & Custodial (\$4800) + pool cleaning and service (\$8080) + common area (\$1500) + \$500/month (pool supplies/chemicals & amenity center supplies)
51	AMENITY MAINTENANCE & REPAIRS	13,000	5% increase of base Cool Connections contract (\$1600 for AC maintenance plus air filters) + pressure washing (2 times per year at \$5000 per event) + Preventative Maintenance contract for fitness center.
52	POOL PERMIT	250	
53	AMENITY MANAGEMENT	2,000	Contract with Alliance Realty (\$150/ month + 5% increase over 2021 contract price)
54	AMENITY CENTER INTERNET	5,500	
55	AMENITY CENTER PEST CONTROL	2,000	\$120/month for Orkin pest control + \$300/year for termite protection
56	REFUSE SERVICE	1,500	Waste Pro contract
57	MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	10,000	
58	CAPITAL IMPROVEMENTS (RESIDENT'S REQUESTS)	9,600	AED for fitness center: \$1300; Windscreens on Pickleball Courts: \$5512; Bangboard: \$600 plus cost inflationary percentage
59	TOTAL AMENITY CENTER OPERATIONS	64,350	
60	RESERVES		
61	RESERVE STUDY	-	
62	TOTAL EXPENDITURES*	551,015	

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$551,015.00
COLLECTION COSTS	\$11,723.72
EARLY PAYMENT DISCOUNT	\$23,447.45
GROSS O&M ASSESSMENT	<u>\$586,186.17</u>

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾
PLATTED LOT	367	366
	<u>367</u>	<u>366</u>

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
1.00	367.0	100.0%	\$586,186.17	\$1,597.24
	<u>367.0</u>	<u>100.0%</u>	<u>\$586,186.17</u>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	FY 2024 TOTAL PER LOT ⁽³⁾
PLATTED LOT	\$1,597.24	\$2,062.77	\$3,660.00

FY 2023 TOTAL PER LOT	VARIANCE FY23 TO FY24	VARIANCE PER MONTH
\$2,865.41	\$794.60	\$66.22

⁽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, 2023 St. Johns County property tax bill.

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2019A
REVENUE	
SPECIAL ASSESSMENTS - ON ROLL	712,381
TOTAL REVENUE	712,381
EXPENDITURES	
INTEREST EXPENSE	
5/1/2024	266,663
11/1/2024	262,725
PRINCIPAL RETIREMENT	
5/1/2024	175,000
TOTAL EXPENDITURES	704,388
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	7,994

NET DEBT SERVICE	\$ 712,381.25
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 45,471.14
GROSS DEBT SERVICE ASSESSMENTS	\$ 757,852.39

**PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED 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
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	
Footnote:						712,381

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