

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

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY 24
REVENUE			
1 O&M ASSESSMENT COLLECTION	\$ 212,764	\$ 556,015	\$ 343,251
2 DEVELOPER FUNDING	64,131		(64,131)
3 TOTAL REVENUE	276,895	556,015	279,120
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
20 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	10,000	5,000
25 TRUSTEE FEES	8,700	6,550	(2,150)
26 ARBITRAGE	1,250	4,500	3,250
27 TOTAL DEBT ADMINISTRATION	14,950	21,050	6,100
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 PROPOSED	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	296,270	166,970
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	556,015	279,120
67			
68 EXCESS OF REVENUES OVER EXPENDITURES	-	-	-

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED 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	10,000	for 2 bonds (\$5000 per bond)
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	21,050	

PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED 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	STREETPOLE LIGHTING	-	102 streetpole lights, avg. \$3,900 month (pay thru HOA budget)
28	ELECTRICITY (IRRIGATION & POND PUMPS)	15,500	
29	STREETLIGHTS	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	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/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 Contact (\$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 PROPOSED BUDGET

CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS / SCOPE OF SERVICE
47	FIELD CONTINGENCY	110,000	
48	TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	296,270	
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*	556,015	

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

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$556,015.00
COLLECTION COSTS	\$11,830.11
EARLY PAYMENT DISCOUNT	\$23,660.21
GROSS O&M ASSESSMENT	<u>\$591,505.32</u>

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	366	1.00	367.0	100.0%	\$591,505.32	\$1,611.73
	<u>367</u>	<u>366</u>		<u>367.0</u>	<u>100.0%</u>	<u>\$591,505.32</u>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT			FY 2023 TOTAL PER LOT	VARIANCE FY23 TO FY24	VARIANCE PER MONTH
	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	FY 2024 TOTAL PER LOT ⁽³⁾			
PLATTED LOT	\$1,611.73	\$2,062.77	\$3,674.50	\$2,865.41	\$809.09	\$67.42

⁽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 PROPOSED 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 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
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: _____ MAXIMUM ANNUAL DEBT SERVICE 712,381

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