

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2020  
UPDATED MAY 2, 2019**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 155,807				\$ 155,807
Allowable discounts (4%)	(6,232)				(6,232)
Assessment levy: on-roll - net	149,575	\$ 143,024	\$ 6,551	\$ 149,575	149,575
Interest and miscellaneous	500	44	456	500	500
Total revenues	150,075	143,068	7,007	150,075	150,075
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	60,687	30,344	30,343	60,687	60,687
Legal	500	-	500	500	500
Engineering	500	-	500	500	500
Audit	7,100	7,100	-	7,100	7,100
Accounting services	4,797	2,399	2,398	4,797	4,797
Assessment roll preparation	12,500	12,500	-	12,500	12,500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent fees	1,000	500	500	1,000	1,000
Trustee fees	6,000	-	6,000	6,000	6,000
Telephone	500	250	250	500	500
Postage	324	483	-	483	324
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	-	750	750	750
Office supplies	105	134	-	134	105
Website maintenance & hosting	-	361	-	361	705
Website ADA compliance	-	-	139	139	200
Annual district filing fee	175	175	-	175	175
Insurance	7,000	6,829	-	6,829	7,000
Contingencies	1,000	303	350	653	1,000
Total professional & admin	109,479	62,973	46,676	109,649	110,384
<b>Water management</b>					
Contractual services	40,903	17,209	23,694	40,903	40,903
Total water management	40,903	17,209	23,694	40,903	40,903

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19	Total Actual & Projected	
<b>EXPENDITURES (continued)</b>					
<b>Other fees and charges</b>					
Property appraiser	521	494	27	521	521
Tax collector	782	716	66	782	782
Total other fees and charges	<u>1,303</u>	<u>1,210</u>	<u>93</u>	<u>1,303</u>	<u>1,303</u>
Total expenditures	<u>151,685</u>	<u>81,392</u>	<u>70,463</u>	<u>151,855</u>	<u>152,590</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,610)	 61,676	 (63,456)	 (1,780)	 (2,515)
 Fund balance - beginning (unaudited)	 133,428	 85,337	 147,013	 85,337	 83,557
Fund balance - ending (projected)	<u>\$ 131,818</u>	<u>\$ 147,013</u>	<u>\$ 83,557</u>	<u>\$ 83,557</u>	<u>\$ 81,042</u>

**ASSESSMENT SUMMARY**

Description	Number of Units	FY 2019 Assessment	FY 2020 Assessment	Total Revenue
Resident	521	\$ 299.05	\$ 299.05	\$ 155,805
Total	<u>521</u>			<u>\$ 155,805</u>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & admin**

Supervisors	\$ 4,306
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year. The District anticipates four meetings during the fiscal year.</p>	
Management/recording	60,687
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>	
Legal	500
<p>Donald A. Pickworth, Esquire, provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. He provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to development.</p>	
Engineering	500
<p>Banks Engineering, Inc., provides a broad array of engineering, consulting and construction services to the District, which assist in crafting solutions with sustainability for the long-term interests of the community - recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Accounting services	4,797
<p>Preparation of all financial work related to the District's governmental funds (including preparation of monthly financials statements and annual budgets).</p>	
Assessment roll preparation	12,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Arbitrage rebate calculation	1,200
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934. <b>Wrathell, Hunt &amp; Associates, LLC</b> is the dissemination agent.</p>	
Trustee fees	6,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Telephone	500
Telephone and fax machine.	
Postage	324
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,035
Letterhead, envelopes, copies, etc.	
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings,	
Office supplies	105
Accounting and administrative supplies.	
Website maintenance & hosting	705
Website ADA compliance	200
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	7,000
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Contingencies	1,000
Bank charges and other miscellaneous expenses incurred during the year.	

**Water management**

Contractual services	40,903
The District hires a qualified/licensed contractor for the routine maintenance of the lake system to insure compliance with the SFWMD issued permit. The lake maintenance expense has been increased over previous years and includes exposed lake bank mowing which is provided by agreement by the golf course. The District also operates and maintains the aeration systems, lake banks and aquascaping. These costs are shared with Parklands West CDD (based upon the number of units).	

	Total	Parklands Lee (521 Units)	Parklands West (498 Units)
Lake maintenance	42,500	21,730	20,770
Aeration	7,500	3,835	3,665
Aquascaping	5,000	2,556	2,444
Lake banks (mowing)	25,000	12,782	12,218
Total	80,000	40,903	39,097

**Other fees and charges**

Property appraiser	521
The property appraiser's fees are \$1.00 per parcel.	
Tax collector	782
The tax collector's fees are \$1.50 per parcel.	
Total expenditures	\$152,590

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 308,322				\$ 305,855
Allowable discounts (4%)	(12,333)				(12,234)
Assessment levy: on-roll - net	295,989	\$ 281,605	\$ 14,384	\$ 295,989	293,621
Assessment prepayments	-	26,966	-	26,966	-
Interest	-	2,442	-	2,442	-
Total revenues	295,989	311,013	14,384	325,397	293,621
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal Series A-1	140,000	-	140,000	140,000	140,000
Principal Series A-2	15,000	-	15,000	15,000	15,000
Principal prepayment Series A-1	-	-	25,000	25,000	-
Interest Series A-1	123,525	61,763	61,763	123,526	118,556
Interest Series A-2	15,450	7,725	7,725	15,450	14,850
Total debt service	293,975	69,488	249,488	318,976	288,406
Excess/(deficiency) of revenues over/(under) expenditures	2,014	241,525	(235,104)	6,421	5,215
Beginning fund balance (unaudited)	258,496	253,234	494,759	253,234	259,655
Ending fund balance (projected)	<u>\$260,510</u>	<u>\$494,759</u>	<u>\$259,655</u>	<u>\$ 259,655</u>	<u>264,870</u>
Use of fund balance					
Debt service reserve account balance Series A-1 (required)					(8,338)
Debt service reserve account balance Series A-2 (required)					(133,084)
Series A-1 interest expense - November 1, 2020					(57,091)
Series A-2 interest expense - November 1, 2020					(7,125)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 59,232</u>

**Parklands Lee**  
 Community Development District  
 Series 2013 A-1  
 \$3,865,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2019	-	-	59,278.13	59,750.00
05/01/2020	140,000.00	3.125%	59,278.13	204,750.00
11/01/2020	-	-	57,090.63	57,484.38
05/01/2021	145,000.00	3.250%	57,090.63	202,484.38
11/01/2021	-	-	54,734.38	55,128.13
05/01/2022	150,000.00	3.375%	54,734.38	210,128.13
11/01/2022	-	-	52,203.13	52,512.50
05/01/2023	155,000.00	3.500%	52,203.13	207,512.50
11/01/2023	-	-	49,490.63	49,800.00
05/01/2024	160,000.00	3.625%	49,490.63	209,800.00
11/01/2024	-	-	46,590.63	46,900.00
05/01/2025	170,000.00	3.750%	46,590.63	216,900.00
11/01/2025	-	-	43,403.13	43,712.50
05/01/2026	175,000.00	3.875%	43,403.13	218,712.50
11/01/2026	-	-	40,012.50	40,321.88
05/01/2027	180,000.00	4.125%	40,012.50	220,321.88
11/01/2027	-	-	36,300.00	36,609.38
05/01/2028	190,000.00	4.125%	36,300.00	226,609.38
11/01/2028	-	-	32,381.25	32,690.63
05/01/2029	195,000.00	4.125%	32,381.25	232,690.63
11/01/2029	-	-	28,359.38	28,565.63
05/01/2030	205,000.00	4.125%	28,359.38	238,565.63
11/01/2030	-	-	24,131.25	24,234.38
05/01/2031	215,000.00	4.125%	24,131.25	244,234.38
11/01/2031	-	-	19,696.88	19,696.88
05/01/2032	225,000.00	4.125%	19,696.88	244,696.88
11/01/2032	-	-	15,056.25	15,056.25
05/01/2033	235,000.00	4.125%	15,056.25	250,056.25
11/01/2033	-	-	10,209.38	10,209.38
05/01/2034	245,000.00	4.125%	10,209.38	255,209.38
11/01/2034	-	-	5,156.25	5,156.25
05/01/2035	250,000.00	4.125%	5,156.25	255,156.25
<b>Total</b>	<b>\$3,035,000.00</b>	<b>-</b>	<b>\$1,148,187.60</b>	<b>\$4,215,656.34</b>



**Parklands Lee**

Community Development District

Series 2013 Refunding Bonds (Series A-2) - Subordinate Series

\$395,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2019	-	-	7,425.00	7,425.00
05/01/2020	15,000.00	4.000%	7,425.00	22,425.00
11/01/2020	-	-	7,125.00	7,125.00
05/01/2021	15,000.00	4.000%	7,125.00	22,125.00
11/01/2021	-	-	6,825.00	6,825.00
05/01/2022	15,000.00	4.000%	6,825.00	21,825.00
11/01/2022	-	-	6,525.00	6,525.00
05/01/2023	20,000.00	4.000%	6,525.00	26,525.00
11/01/2023	-	-	6,125.00	6,125.00
05/01/2024	20,000.00	5.000%	6,125.00	26,125.00
11/01/2024	-	-	5,625.00	5,625.00
05/01/2025	15,000.00	5.000%	5,625.00	20,625.00
11/01/2025	-	-	5,250.00	5,250.00
05/01/2026	20,000.00	5.000%	5,250.00	25,250.00
11/01/2026	-	-	4,750.00	4,750.00
05/01/2027	20,000.00	5.000%	4,750.00	24,750.00
11/01/2027	-	-	4,250.00	4,250.00
05/01/2028	20,000.00	5.000%	4,250.00	24,250.00
11/01/2028	-	-	3,750.00	3,750.00
05/01/2029	20,000.00	5.000%	3,750.00	23,750.00
11/01/2029	-	-	3,250.00	3,250.00
05/01/2030	20,000.00	5.000%	3,250.00	23,250.00
11/01/2030	-	-	2,750.00	2,750.00
05/01/2031	20,000.00	5.000%	2,750.00	22,750.00
11/01/2031	-	-	2,250.00	2,250.00
05/01/2032	20,000.00	5.000%	2,250.00	22,250.00
11/01/2032	-	-	1,750.00	1,750.00
05/01/2033	20,000.00	5.000%	1,750.00	21,750.00
11/01/2033	-	-	1,250.00	1,250.00
05/01/2034	25,000.00	5.000%	1,250.00	26,250.00
11/01/2034	-	-	625.00	625.00
05/01/2035	25,000.00	5.000%	625.00	25,625.00
<b>Total</b>	<b>\$310,000.00</b>	<b>-</b>	<b>\$139,050.00</b>	<b>\$449,050.00</b>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
Projected Fiscal Year 2020 Assessments**

**\*\*\*PRELIMINARY\*\*\***

						Lee County 15 years remaining	
2013 Series Bond Issue							Outstanding Principal after 2019-2020 tax payment
Neighborhood	Block	Product Type	Debt Service Assessment	O & M Assessment	Total Assessment		
Siena	15	Estate SF	\$ 2,467.11	\$ 299.05	\$ 2,766.16	\$ 25,715.62	
Avallone	11	SF 75'	\$ 1,163.09	\$ 299.05	\$ 1,462.14	\$ 12,123.35	
Bellezza	12	SF 60'	\$ 946.37	\$ 299.05	\$ 1,245.42	\$ 9,867.60	
Bella Vita	9	SF 55'	\$ 930.90	\$ 299.05	\$ 1,229.95	\$ 9,703.15	
Novela	10A-C	SF 53'	\$ 851.13	\$ 299.05	\$ 1,150.18	\$ 8,871.63	
Paloma	Parcel 13	Coach	\$ 697.79	\$ 299.05	\$ 996.84	\$ 7,273.28	
Sorrento		Coach	\$ -	\$ 299.05	\$ 299.05	\$ -	
Future Units	(balance of Sorrento)	Coach	\$ -	\$ 299.05	\$ 299.05	\$ -	

Fiscal Year 2018-2019

Siena	\$ 2,467.11	\$ 299.06	\$ 2,766.17	\$ 28,206.16
Avallone	\$ 1,163.09	\$ 299.06	\$ 1,462.15	\$ 13,297.50
Bellezza	\$ 946.37	\$ 299.06	\$ 1,245.43	\$ 10,823.27
Bella Vita	\$ 930.90	\$ 299.06	\$ 1,229.96	\$ 10,642.90
Novela	\$ 851.13	\$ 299.06	\$ 1,150.19	\$ 9,730.84
Paloma	\$ 697.79	\$ 299.06	\$ 996.85	\$ 7,977.70