

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2022**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 155,805				\$ 155,805
Allowable discounts (4%)	(6,232)				(6,232)
Assessment levy: on-roll - net	149,573	\$ 148,616	\$ -	\$ 148,616	149,573
Interest and miscellaneous	500	12	488	500	500
Total revenues	150,073	148,628	488	149,116	150,073
<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	3,000	-	3,000	3,000	5,000
Audit	7,100	1,500	5,600	7,100	7,100
Accounting services	4,797	2,398	2,399	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	147	177	324	324
Printing & binding	1,035	517	518	1,035	1,035
Legal advertising	750	-	750	750	750
Office supplies	105	-	105	105	105
Website maintenance & hosting	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Insurance	7,000	7,350	-	7,350	8,085
Contingencies	1,000	318	682	1,000	1,000
Total professional & admin	112,894	57,076	56,168	113,244	115,979
<b>Water management</b>					
Contractual services	42,181	22,299	19,882	42,181	44,738
Total water management	42,181	22,299	19,882	42,181	44,738

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	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>156,378</u>	<u>80,585</u>	<u>76,143</u>	<u>156,728</u>	<u>162,020</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (6,305)	 68,043	 (75,655)	 (7,612)	 (11,947)
 Fund balance - beginning (unaudited)	 124,550	 130,651	 198,694	 130,651	 123,039
Fund balance - ending (projected)	<u>\$ 118,245</u>	<u>\$ 198,694</u>	<u>\$ 123,039</u>	<u>\$ 123,039</u>	<u>\$ 111,092</u>

<b>ASSESSMENT SUMMARY</b>				
Description	Number of Units	FY 2021 Assessment	FY 2022 Assessment	Total Revenue
Resident	<u>521</u>	\$ 299.05	\$ 299.05	<u>\$ 155,805</u>
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	5,000
<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. In 2020, the CDD hired a consultant to create a GIS program and which continued management/updating is anticipated and will be cost shared with the West CDD based upon the number of units within each CDD.</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	210
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	8,085
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, automate AP routing and other miscellaneous expenses incurred during the year.	
<b>Water management</b>	
Contractual services	44,738
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	10,000	5,113	4,887
Aquascaping	5,000	2,556	2,444
Lake banks (mowing)	30,000	15,339	14,661
<b>Total</b>	<b>87,500</b>	<b>44,738</b>	<b>42,762</b>

  

<b>Other fees and charges</b>	
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	<b>\$162,020</b>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 305,855				\$ 305,855
Allowable discounts (4%)	(12,234)				(12,234)
Assessment levy: on-roll - net	293,621	\$ 290,323	\$ 3,298	\$ 293,621	293,621
Interest	-	11	-	11	-
Total revenues	293,621	290,334	3,298	293,632	293,621
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal Series A-1	145,000	-	145,000	145,000	150,000
Principal Series A-2	15,000	-	15,000	15,000	15,000
Interest Series A-1	114,181	57,091	57,090	114,181	109,469
Interest Series A-2	14,250	7,125	7,125	14,250	13,650
Total debt service	288,431	64,216	224,215	288,431	288,119
Excess/(deficiency) of revenues over/(under) expenditures	5,190	226,118	(220,917)	5,201	5,502
Beginning fund balance (unaudited)	265,434	256,217	482,335	256,217	261,418
Ending fund balance (projected)	<u>\$270,624</u>	<u>\$482,335</u>	<u>\$261,418</u>	<u>\$ 261,418</u>	<u>266,920</u>
Use of fund balance					
Debt service reserve account balance Series A-1 (required)					(133,084)
Debt service reserve account balance Series A-2 (required)					(8,338)
Series A-1 interest expense - November 1, 2022					(52,203)
Series A-2 interest expense - November 1, 2022					(6,525)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 66,770</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>
11/01/2021	-	-	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>\$2,750,000.00</b>	<b>-</b>	<b>\$915,450.08</b>	<b>\$3,691,187.58</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>
11/01/2021	-	-	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>\$280,000.00</b>	<b>-</b>	<b>\$109,950.00</b>	<b>\$389,950.00</b>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
Projected Fiscal Year 2022 Assessments**

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

						Lee County 13 years remaining	
2013 Series Bond Issue							Outstanding Principal after 2021-2022 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	\$ 23,094.07	
Avallone	11	SF 75'	1,163.09	299.05	1,462.14	10,887.45	
Bellezza	12	SF 60'	946.37	299.05	1,245.42	8,861.66	
Bella Vita	9	SF 55'	930.90	299.05	1,229.95	8,713.98	
Novela	10A-C	SF 53'	851.13	299.05	1,150.18	7,967.22	
Paloma	Parcel 13	Coach	697.79	299.05	996.84	6,531.82	
Sorrento		Coach	-	299.05	299.05	-	
Future Units	(balance of Sorrento)	Coach	-	299.05	299.05	-	

**Fiscal Year 2020-2021**

Siena	\$ 2,467.11	\$ 299.05	\$ 2,766.16	\$ 24,425.01
Avallone	1,163.09	299.05	1,462.14	11,514.91
Bellezza	946.37	299.05	1,245.42	9,372.37
Bella Vita	930.90	299.05	1,229.95	9,216.18
Novela	851.13	299.05	1,150.18	8,426.38
Paloma	697.79	299.05	996.84	6,908.26