

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
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**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | | Proposed Budget FY 2027 |
|----------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 3/31/2026 | Projected through 9/30/2026 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 189,191 | | | | \$ 189,186 |
| Allowable discounts (4%) | (7,568) | | | | (7,567) |
| Assessment levy: on-roll - net | 181,623 | \$ 177,053 | \$ 4,570 | \$ 181,623 | 181,619 |
| Interest and miscellaneous | 500 | 17 | 483 | 500 | 500 |
| Total revenues | 182,123 | 177,070 | 5,053 | 182,123 | 182,119 |
| EXPENDITURES | | | | | |
| Professional & admin | | | | | |
| Supervisors | 4,306 | 861 | 3,445 | 4,306 | 4,306 |
| Management/recording | 60,687 | 30,343 | 30,344 | 60,687 | 60,687 |
| Legal | 5,000 | 507 | 2,500 | 3,007 | 3,000 |
| Engineering | 5,000 | 4,564 | 4,500 | 9,064 | 10,000 |
| Audit | 7,100 | - | 7,100 | 7,100 | 7,100 |
| Accounting services | 4,797 | 2,398 | 2,399 | 4,797 | 4,797 |
| Assessment roll preparation | 12,500 | 6,250 | 6,250 | 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 | 132 | 192 | 324 | 324 |
| Printing & binding | 1,035 | 517 | 518 | 1,035 | 1,035 |
| Legal advertising | 750 | 77 | 673 | 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 | 9,354 | 9,374 | - | 9,374 | 10,300 |
| Contingencies | 2,000 | 1,006 | 994 | 2,000 | 2,000 |
| Total professional & admin | 122,748 | 56,954 | 67,885 | 124,839 | 126,694 |
| Water management | | | | | |
| Contractual services | 48,572 | 20,479 | 28,093 | 48,572 | 48,572 |
| Total water management | 48,572 | 20,479 | 28,093 | 48,572 | 48,572 |

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | | Proposed Budget FY 2027 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 3/31/2026 | Projected through 9/30/2026 | Total Actual & Projected | |
| EXPENDITURES (continued) | | | | | |
| Other fees and charges | | | | | |
| Property appraiser | 521 | 494 | 27 | 521 | 521 |
| Tax collector | 782 | 909 | - | 909 | 782 |
| Total other fees and charges | <u>1,303</u> | <u>1,403</u> | <u>27</u> | <u>1,430</u> | <u>1,303</u> |
| Total expenditures | <u>172,623</u> | <u>78,836</u> | <u>96,005</u> | <u>174,841</u> | <u>176,569</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 9,500 | 98,234 | (90,952) | 7,282 | 5,550 |
| Fund balance - beginning (unaudited) | <u>163,679</u> | <u>160,728</u> | <u>258,962</u> | <u>160,728</u> | <u>168,010</u> |
| Fund balance - ending (projected) | <u><u>\$ 173,179</u></u> | <u><u>\$ 258,962</u></u> | <u><u>\$ 168,010</u></u> | <u><u>\$ 168,010</u></u> | <u><u>\$ 173,560</u></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>Wrathell, Hunt and Associates, LLC, 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 | 3,000 |
| <p>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 | 10,000 |
| <p>Johnson 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/updates 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 WHA 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 & Exchange Act of 1934. Wrathell, Hunt & Associates, LLC 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 | 10,300 |
| 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 | 2,000 |
| Bank charges, automate AP routing and other miscellaneous expenses incurred during the year. | |

Water management

| | |
|---|--------|
| Contractual services | 48,572 |
| 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 | 40,000 | 20,451 | 19,549 |
| Aeration | 10,000 | 5,113 | 4,887 |
| Aquascaping | 15,000 | 7,669 | 7,331 |
| Lake banks (mowing) | 30,000 | 15,339 | 14,661 |
| Total | 95,000 | 48,572 | 46,428 |

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 | \$ 176,569 |

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | | Proposed Budget FY 2027 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 3/31/2026 | Projected through 9/30/2026 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 305,848 | | | | \$ 305,848 |
| Allowable discounts (4%) | (12,234) | | | | (12,234) |
| Assessment levy: on-roll - net | 293,614 | \$ 284,725 | \$ 8,889 | \$ 293,614 | 293,614 |
| Interest | - | 5,321 | \$ - | 5,321 | - |
| Total revenues | 293,614 | 290,046 | 8,889 | 298,935 | 293,614 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal Series A-1 | 175,000 | - | 175,000 | 175,000 | 180,000 |
| Principal Series A-2 | 20,000 | - | 20,000 | 20,000 | 20,000 |
| Interest Series A-1 | 86,600 | 43,300 | 43,300 | 86,600 | 79,819 |
| Interest Series A-2 | 10,500 | 5,250 | 5,250 | 10,500 | 9,500 |
| Total debt service | 292,100 | 48,550 | 243,550 | 292,100 | 289,319 |
| Excess/(deficiency) of revenues over/(under) expenditures | 1,514 | 241,496 | (234,661) | 6,835 | 4,295 |
| Beginning fund balance (unaudited) | 303,273 | 311,724 | 553,220 | 311,724 | 318,559 |
| Ending fund balance (projected) | <u>\$304,787</u> | <u>\$553,220</u> | <u>\$318,559</u> | <u>\$318,559</u> | <u>322,854</u> |
| Use of fund balance | | | | | |
| Debt service reserve account balance Series A-1 (required) | | | | | (135,263) |
| Debt service reserve account balance Series A-2 (required) | | | | | (7,625) |
| Series A-1 interest expense - November 1, 2027 | | | | | (36,197) |
| Series A-2 interest expense - November 1, 2027 | | | | | (4,250) |
| Projected fund balance surplus/(deficit) as of September 30, 2027 | | | | | <u>\$ 139,519</u> |

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

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|---------------|---------------------|-----------------------|
| 11/01/2025 | - | - | 43,300.00 | 43,712.50 |
| 05/01/2026 | 175,000.00 | 3.875% | 43,300.00 | 218,712.50 |
| 11/01/2026 | - | - | 39,909.38 | 40,321.88 |
| 05/01/2027 | 180,000.00 | 4.125% | 39,909.38 | 220,321.88 |
| 11/01/2027 | - | - | 36,196.88 | 36,609.38 |
| 05/01/2028 | 190,000.00 | 4.125% | 36,196.88 | 226,609.38 |
| 11/01/2028 | - | - | 32,278.13 | 32,690.63 |
| 05/01/2029 | 195,000.00 | 4.125% | 32,278.13 | 232,690.63 |
| 11/01/2029 | - | - | 28,256.25 | 28,565.63 |
| 05/01/2030 | 205,000.00 | 4.125% | 28,256.25 | 238,565.63 |
| 11/01/2030 | - | - | 24,028.13 | 24,234.38 |
| 05/01/2031 | 210,000.00 | 4.125% | 24,028.13 | 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 |
| Total | \$1,935,000.00 | - | \$421,575.06 | \$2,380,081.32 |

Parklands Lee

Community Development District

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

\$395,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|---------------------|---------------|--------------------|---------------------|
| 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 |
| Total | \$190,000.00 | | \$49,250.00 | \$239,250.00 |

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
Projected Fiscal Year 2027 Assessments**

*****PRELIMINARY*****

| | | | | | | Lee County 8 years remaining | |
|------------------------|-----------------------|-----------------|----------------------------|---------------------|---------------------|---------------------------------|--|
| 2013 Series Bond Issue | | | | | | | Outstanding Principal after 2026-2027 tax payment |
| Neighborhood | Block | Product Type | Debt Service Assessment | O & M Assessment | Total Assessment | Total Assessment | Outstanding Principal after 2026-2027 tax payment |
| Siena | 15 | Estate SF | \$ 2,467.11 | \$ 363.12 | \$ 2,830.23 | \$ 2,830.23 | \$ 15,494.13 |
| Avallone | 11 | SF 75' | 1,163.09 | 363.12 | 1,526.21 | 1,526.21 | 7,304.54 |
| Bellezza | 12 | SF 60' | 946.37 | 363.12 | 1,309.49 | 1,309.49 | 5,945.41 |
| Bella Vita | 9 | SF 55' | 930.90 | 363.12 | 1,294.02 | 1,294.02 | 5,846.33 |
| Novela | 10A-C | SF 53' | 851.13 | 363.12 | 1,214.25 | 1,214.25 | 5,345.31 |
| Paloma | Parcel 13 | Coach | 697.79 | 363.12 | 1,060.91 | 1,060.91 | 4,382.29 |
| Sorrento | | Coach | - | 363.12 | 363.12 | 363.12 | - |
| Future Units | (balance of Sorrento) | Coach | - | 363.12 | 363.12 | 363.12 | - |

Fiscal Year 2025-2026

| | | | | |
|--------------|-------------|-----------|-------------|--------------|
| Siena | \$ 2,467.11 | \$ 363.13 | \$ 2,830.24 | \$ 17,103.91 |
| Avallone | 1,163.09 | 363.13 | 1,526.22 | 8,063.45 |
| Bellezza | 946.37 | 363.13 | 1,309.50 | 6,563.11 |
| Bella Vita | 930.90 | 363.13 | 1,294.03 | 6,453.74 |
| Novela | 851.13 | 363.13 | 1,214.26 | 5,900.67 |
| Paloma | 697.79 | 363.13 | 1,060.92 | 4,837.59 |
| Sorrento | - | 363.13 | 363.13 | - |
| Future Units | - | 363.13 | 363.13 | - |