

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

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2022 Bonds	4
Debt Service Fund - Debt Service Schedule - Series 2022 Bonds	5
Projected Fiscal Year 2027 Assessments	6

**PARKLANDS WEST
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	\$ 195,549				\$ 346,951
Allowable discounts (4%)	(7,822)				(13,878)
Assessment levy: on-roll - net	187,727	\$ 183,460	\$ 4,267	\$ 187,727	333,073
Interest and miscellaneous	-	19	20	39	-
Total revenues	187,727	183,479	4,287	187,766	333,073
EXPENDITURES					
Professional & administrative fees					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	59,497	29,748	29,749	59,497	59,497
Legal	5,000	1,424	1,500	2,924	3,000
Engineering	5,000	9,825	5,000	14,825	10,000
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	6,250	6,250	12,500	12,500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,500	4,246	254	4,500	4,500
Telephone	500	250	250	500	500
Postage	500	148	352	500	500
Printing & binding	1,035	417	618	1,035	1,035
Legal advertising	750	138	612	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Insurance	8,279	8,296	-	8,296	9,125
Contingencies	1,000	926	74	1,000	1,000
Total professional & admin fees	118,054	65,819	60,001	125,820	121,900
Water management					
Contractual services	46,428	8,769	37,659	46,428	46,428
Electricity	1,500	913	587	1,500	1,500
Capital Outlay-Lake Bank Repair Note	-	-	-	-	162,000
Total water management services	47,928	9,682	38,246	47,928	209,928
Other fees and charges					
Tax collector	747	885	(138)	747	747
Property appraiser	498	481	17	498	498
Total other fees and charges	1,245	1,366	(121)	1,245	1,245
Total expenditures	167,227	76,867	98,126	174,993	333,073
Net change in fund balances	-	106,612	(93,839)	12,773	-
Fund balance - beginning (unaudited)	102,087	83,871	190,483	83,871	96,644
Fund balance - ending (projected)	\$ 102,087	\$ 190,483	\$ 96,644	\$ 96,644	\$ 96,644

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

EXPENDITURES

Professional services

Supervisors	\$ 4,306
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.	
Management/recording	59,497
Wrathell, Hunt and Associates, LLC specializes in managing community development district's 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.	
Legal	3,000
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.	
Engineering	10,000
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 anticipate continued management/updating that will be cost shared with the Lee CDD based upon the number of units within each CDD.	
Audit	7,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Accounting services	4,797
Preparation of all financial work related to the District's governmental funds (including preparation of monthly financials statements and annual budgets).	
Assessment roll preparation	12,500
The District has a contract with Wrathell, Hunt and Associates, LLC., to prepare the annual	
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	4,500
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Telephone	500
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,035
Letterhead, envelopes, copies, etc.	

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

EXPENDITURES (continued)

Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	9,125
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 public officials liability is set at \$1,000,000.	
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

Water management

Contractual services	46,428
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 to include 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 Lee 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

Electricity	1,500
Capital Outlay-Lake Bank Repair Note	162,000
It is anticipated that the District will repair lake bank erosion and washouts during the Fiscal Year. The cost is intended to cover the annual repayment obligation on an anticipated 700K project over 5 years.	

Other fees and charges

Tax collector	747
The tax collector's fees are \$1.50 per parcel.	
Property appraiser	498
The property appraiser's fees are \$1.00 per parcel.	
Total expenditures	\$ 333,073

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 BONDS
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$658,416				\$ 658,416
Allowable discounts (4%)	(26,337)				(26,337)
Assessment levy: on-roll - net	632,079	\$ 614,696	\$ 17,383	\$ 632,079	632,079
Assessment levy: off-roll, direct bill	33,385	32,049	1,336	33,385	33,385
Interest	-	4,793	-	4,793	-
Total revenues	<u>665,464</u>	<u>651,538</u>	<u>18,719</u>	<u>670,257</u>	<u>665,464</u>
EXPENDITURES					
Debt service					
Principal	494,000	-	494,000	494,000	514,000
Interest	157,621	81,361	76,260	157,621	137,013
Total expenditures	<u>651,621</u>	<u>81,361</u>	<u>570,260</u>	<u>651,621</u>	<u>651,013</u>
Excess/(deficiency) of revenues over/(under) expenditures	13,843	570,177	(551,541)	18,636	14,451
Fund balance:					
Net change in fund balances	13,843	570,177	(551,541)	18,636	14,451
Beginning fund balance (unaudited)	235,507	246,742	816,919	246,742	265,378
Ending fund balance (projected)	<u>\$ 249,350</u>	<u>\$ 816,919</u>	<u>\$ 265,378</u>	<u>\$ 265,378</u>	<u>279,829</u>
Use of fund balance					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2027 and February 1, 2028					(60,546)
Projected fund balance excess/(deficiency) - as of September 30, 2027					<u>\$ 219,283</u>

Parklands West
 Community Development District
 Series 2022
 \$5,197,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			40,680.50	40,680.50
02/01/2026			40,680.50	40,680.50
05/01/2026	494,000.00	4.130%	40,680.50	534,680.50
08/01/2026			35,579.95	35,579.95
11/01/2026			35,579.95	35,579.95
02/01/2027			35,579.95	35,579.95
05/01/2027	514,000.00	4.130%	35,579.95	549,579.95
08/01/2027			30,272.90	30,272.90
11/01/2027			30,272.90	30,272.90
02/01/2028			30,272.90	30,272.90
05/01/2028	536,000.00	4.130%	30,272.90	566,272.90
08/01/2028			24,738.70	24,738.70
11/01/2028			24,738.70	24,738.70
02/01/2029			24,738.70	24,738.70
05/01/2029	558,000.00	4.130%	24,738.70	582,738.70
08/01/2029			18,977.35	18,977.35
11/01/2029			18,977.35	18,977.35
02/01/2030			18,977.35	18,977.35
05/01/2030	581,000.00	4.130%	18,977.35	599,977.35
08/01/2030			12,978.53	12,978.53
11/01/2030			12,978.53	12,978.53
02/01/2031			12,978.53	12,978.53
05/01/2031	605,000.00	4.130%	12,978.53	617,978.53
08/01/2031			6,731.90	6,731.90
11/01/2031			6,731.90	6,731.90
02/01/2032			6,731.90	6,731.90
05/01/2032	652,000.00	4.130%	6,731.90	658,731.90
Total	\$3,446,000.00		\$481,537.37	\$3,927,537.37

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

**Lee County
6 years remaining**

Fiscal year 2026-2027

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2026-2027 tax payment
La Tremiti	SF 50'	\$ 716.09	\$ 696.69	\$ 1,412.78	\$ 3,028.84
Caravella	SF 55'	741.53	696.69	1,438.22	3,136.48
Villa D'Este	SF 60'	755.82	696.69	1,452.51	3,196.91
Villa Tuscany	SF 65'	858.19	696.69	1,554.88	3,629.88
Villa Tuscany	SF 75'	935.45	696.69	1,632.14	3,956.71
Favista	SF 85'	1,307.39	696.69	2,004.08	5,529.88
Avieto	SF 100'	2,236.65	696.69	2,933.34	9,460.39
Siena	SF 125'	2,644.53	696.69	3,341.22	11,185.59
Enclave	4 Plex Coach	597.65	696.69	1,294.34	2,527.88
Commercial		33,384.51	-	33,384.51	147,090.50
Golf Club		244,105.70	12,540.42	256,646.12	1,032,496.78

Fiscal Year 2025-2026

La Tremiti		\$ 716.09	\$ 392.67	\$ 1,108.76	\$ 3,559.81
Caravella		741.53	\$ 392.67	1,134.20	3,686.33
Villa D'Este		755.82	\$ 392.67	1,148.49	3,757.35
Villa Tuscany		858.19	\$ 392.67	1,250.86	4,266.23
Villa Tuscany		935.45	\$ 392.67	1,328.12	4,650.34
Favista		1,307.39	\$ 392.67	1,700.06	6,499.31
Avieto		2,236.65	\$ 392.67	2,629.32	11,118.86
Siena		2,644.53	\$ 392.67	3,037.20	13,146.50
Enclave		597.65	\$ 392.67	990.32	2,971.04
Commercial		33,384.51	-	33,384.51	172,876.50
Golf Club		244,105.70	7,068.06	251,173.76	1,213,500.78