

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 88,759				\$ 110,227
Allowable discounts (4%)	(3,550)				(4,409)
Assessment levy: on-roll - net	85,209	\$ 82,163	\$ 3,046	\$ 85,209	105,818
Assessment levy: off-roll	20,256	5,064	15,192	20,256	-
Landowner contribution	-	61	-	61	-
Total revenues	<u>105,465</u>	<u>87,288</u>	<u>18,238</u>	<u>105,526</u>	<u>105,818</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	787	19,213	20,000	20,000
Engineering	3,000	-	3,000	3,000	3,000
Engineering stormwater reporting	-	-	7,500	7,500	-
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	750	750	-	750	750
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	184	1,316	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,175	325	5,500	5,822
Contingencies/bank charges	500	94	406	500	500
Website hosting & maintenance	705	-	705	705	705
Meeting room	2,000	-	2,000	2,000	1,600
Website ADA compliance	210	-	210	210	210
Property appraiser	150	-	150	150	150
Tax collector	1,775	1,787	-	1,787	2,205
Total expenditures	<u>95,465</u>	<u>29,660</u>	<u>73,317</u>	<u>102,977</u>	<u>95,817</u>
Excess/(deficiency) of revenues over/(under) expenditures	10,000	57,628	(55,079)	2,549	10,001
Fund balance - beginning (unaudited)	-	(704)	56,924	(704)	1,845
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	11,846
Unassigned	10,000	56,924	1,845	1,845	-
Fund balance - ending	<u>\$ 10,000</u>	<u>\$ 56,924</u>	<u>\$ 1,845</u>	<u>\$ 1,845</u>	<u>\$ 11,846</u>

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	20,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	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 serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,822
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Meeting room	1,600
Website ADA compliance	210
Property appraiser	150
Tax collector	2,205
Total expenditures	<u><u>\$ 95,817</u></u>

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll	\$ 326,204				\$ 380,803
Allowable discounts (4%)	(13,048)				(15,232)
Net assessment levy - on-roll	313,156	\$ 301,954	\$ 11,202	\$ 313,156	365,571
Assessment levy: off-roll	51,324	-	51,324	51,324	-
Interest	-	6	-	6	-
Total revenues	<u>364,480</u>	<u>301,960</u>	<u>62,526</u>	<u>364,486</u>	<u>365,571</u>
EXPENDITURES					
Principal	125,000	-	125,000	125,000	125,000
Interest	233,956	116,978	116,978	233,956	230,831
Tax collector	6,524	6,566	-	6,566	7,616
Total expenditures	<u>365,480</u>	<u>123,544</u>	<u>241,978</u>	<u>365,522</u>	<u>363,447</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,000)	178,416	(179,452)	(1,036)	2,124
Fund balance:					
Beginning fund balance (unaudited)	<u>295,963</u>	<u>295,976</u>	<u>474,392</u>	<u>295,976</u>	<u>294,940</u>
Ending fund balance (projected)	<u><u>\$294,963</u></u>	<u><u>\$474,392</u></u>	<u><u>\$ 294,940</u></u>	<u><u>\$ 294,940</u></u>	<u><u>297,064</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(178,978)
Interest expense - November 1, 2022					(113,853)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u><u>\$ 4,233</u></u>

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			115,415.63	115,415.63	6,195,000.00
05/01/23	125,000.00	2.500%	115,415.63	240,415.63	6,070,000.00
11/01/23			113,853.13	113,853.13	6,070,000.00
05/01/24	130,000.00	2.500%	113,853.13	243,853.13	5,940,000.00
11/01/24			112,228.13	112,228.13	5,940,000.00
05/01/25	135,000.00	2.500%	112,228.13	247,228.13	5,805,000.00
11/01/25			110,540.63	110,540.63	5,805,000.00
05/01/26	135,000.00	3.125%	110,540.63	245,540.63	5,670,000.00
11/01/26			108,431.25	108,431.25	5,670,000.00
05/01/27	140,000.00	3.125%	108,431.25	248,431.25	5,530,000.00
11/01/27			106,243.75	106,243.75	5,530,000.00
05/01/28	145,000.00	3.125%	106,243.75	251,243.75	5,385,000.00
11/01/28			103,978.13	103,978.13	5,385,000.00
05/01/29	150,000.00	3.125%	103,978.13	253,978.13	5,235,000.00
11/01/29			101,634.38	101,634.38	5,235,000.00
05/01/30	155,000.00	3.125%	101,634.38	256,634.38	5,080,000.00
11/01/30			99,212.50	99,212.50	5,080,000.00
05/01/31	160,000.00	3.750%	99,212.50	259,212.50	4,920,000.00
11/01/31			96,212.50	96,212.50	4,920,000.00
05/01/32	165,000.00	3.750%	96,212.50	261,212.50	4,755,000.00
11/01/32			93,118.75	93,118.75	4,755,000.00
05/01/33	175,000.00	3.750%	93,118.75	268,118.75	4,580,000.00
11/01/33			89,837.50	89,837.50	4,580,000.00
05/01/34	180,000.00	3.750%	89,837.50	269,837.50	4,400,000.00
11/01/34			86,462.50	86,462.50	4,400,000.00
05/01/35	185,000.00	3.750%	86,462.50	271,462.50	4,215,000.00
11/01/35			82,993.75	82,993.75	4,215,000.00
05/01/36	195,000.00	3.750%	82,993.75	277,993.75	4,020,000.00
11/01/36			79,337.50	79,337.50	4,020,000.00
05/01/37	200,000.00	3.750%	79,337.50	279,337.50	3,820,000.00
11/01/37			75,587.50	75,587.50	3,820,000.00
05/01/38	210,000.00	3.750%	75,587.50	285,587.50	3,610,000.00
11/01/38			71,650.00	71,650.00	3,610,000.00
05/01/39	215,000.00	3.750%	71,650.00	286,650.00	3,395,000.00
11/01/39			67,618.75	67,618.75	3,395,000.00
05/01/40	225,000.00	3.750%	67,618.75	292,618.75	3,170,000.00
11/01/40			63,400.00	63,400.00	3,170,000.00
05/01/41	235,000.00	4.000%	63,400.00	298,400.00	2,935,000.00
11/01/41			58,700.00	58,700.00	2,935,000.00
05/01/42	245,000.00	4.000%	58,700.00	303,700.00	2,690,000.00
11/01/42			53,800.00	53,800.00	2,690,000.00
05/01/43	255,000.00	4.000%	53,800.00	308,800.00	2,435,000.00
11/01/43			48,700.00	48,700.00	2,435,000.00
05/01/44	265,000.00	4.000%	48,700.00	313,700.00	2,170,000.00
11/01/44			43,400.00	43,400.00	2,170,000.00

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/45	275,000.00	4.000%	43,400.00	318,400.00	1,895,000.00
11/01/45			37,900.00	37,900.00	1,895,000.00
05/01/46	285,000.00	4.000%	37,900.00	322,900.00	1,610,000.00
11/01/46			32,200.00	32,200.00	1,610,000.00
05/01/47	295,000.00	4.000%	32,200.00	327,200.00	1,315,000.00
11/01/47			26,300.00	26,300.00	1,315,000.00
05/01/48	310,000.00	4.000%	26,300.00	336,300.00	1,005,000.00
11/01/48			20,100.00	20,100.00	1,005,000.00
05/01/49	320,000.00	4.000%	20,100.00	340,100.00	685,000.00
11/01/49			13,700.00	13,700.00	685,000.00
05/01/50	335,000.00	4.000%	13,700.00	348,700.00	350,000.00
11/01/50			7,000.00	7,000.00	350,000.00
05/01/51	350,000.00	4.000%	7,000.00	357,000.00	-
Total	6,195,000.00		4,239,112.56	10,434,112.56	

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2023			FY 22 Assessment
		GF	DSF	GF & DSF	
122	TH 18'	\$ 299.53	\$ 754.55	\$ 1,054.08	\$ 1,054.41
110	TH 24'	299.53	771.54	1,071.07	1,071.40
136	SF 50'	299.53	1,499.11	1,798.64	1,798.97
<u>368</u>					