

**PARKVIEW AT
LONG LAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

August 21, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Parkview at Long Lake Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 14, 2023

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Parkview at Long Lake Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District will hold a Public Hearing and Regular Meeting on August 21, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

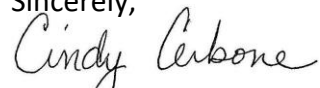
1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2023-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
6. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
7. Consideration of Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

8. Consideration of Resolution 2023-07, Adopting Certain Amendments to the District’s Record Retention Policy; Addressing Conflicts and Severability; and Providing for Severability and an Effective Date.
9. Consideration of Project Construction Matters
 - A. Consideration of Resolution 2023-08, Accepting the Certificate of the District Engineer Certifying the Project Complete; Declaring the Project Complete; Finalizing the Special Assessments Securing the District’s Special Assessment Bonds, Series 2020; Providing for a Supplement to the Improvement Lien Book; and Providing for Severability, Conflicts and an Effective Date
 - B. Consideration of Phase 2A Acquisition Documents
10. Consideration of Resolution 2023-09, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
11. Acceptance of Unaudited Financial Statements as of June 30, 2023
12. Approval of April 17, 2023 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Clearview Land Design, P.E.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 236 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: September 18, 2023 at 10:00 AM
 - QUORUM CHECK

SEAT 1	TIM MURRAY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MAC McCRAW	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	TOM GRIGGS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	CHAD WHALEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	BILLY HIERLIHY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3A

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Fiscal Year 2024 Budget Public Hearing** was published in said newspaper by print in the issues of: **7/30/23, 8/ 6/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

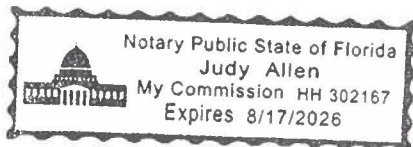
Sworn to and subscribed before me this **08/06/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

} SS

The Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a public hearing on August 21, 2023 at 10:00 a.m., at Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://parkviewatlonglakeranchcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Cindy Cerbone
District Manager

July 30 and August 6, 2023

0000298246

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2023-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Parkview at Long Lake Ranch Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Parkview at Long Lake Ranch Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$471,181 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$105,610
DEBT SERVICE – SERIES 2020	\$365,571
TOTAL ALL FUNDS	\$471,181

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2023.

ATTEST:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**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 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 110,227				\$ 110,010
Allowable discounts (4%)	(4,409)				(4,400)
Assessment levy: on-roll - net	105,818	\$104,619	\$ 1,199	\$ 105,818	105,610
Total revenues	105,818	104,619	1,199	105,818	105,610
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	1,056	18,944	20,000	20,000
Engineering	3,000	-	3,000	3,000	3,000
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	4,031	-	4,031	4,500
Telephone	200	83	117	200	200
Postage	500	31	469	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	407	1,093	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,822	5,563	-	5,563	6,119
Contingencies/bank charges	500	57	443	500	500
Other contingencies	-	-	-	-	9,500
Website hosting & maintenance	705	705	-	705	705
Meeting room	1,600	-	1,600	1,600	1,600
Website ADA compliance	210	-	210	210	210
Property appraiser	150	-	150	150	150
Tax collector	2,205	2,092	113	2,205	2,200
Total expenditures	95,817	35,575	59,514	95,089	105,609
Excess/(deficiency) of revenues over/(under) expenditures	10,001	69,044	(58,315)	10,729	1
Fund balance - beginning (unaudited)	1,845	21,825	90,869	21,825	32,554
Fund balance - ending (projected)					
Assigned					
Working capital	11,846	11,846	-	-	30,992
Unassigned	-	79,023	32,554	32,554	1,563
Fund balance - ending	\$ 11,846	\$ 90,869	\$ 32,554	\$ 32,554	\$ 32,555

**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	6,119
<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>	
Other contingencies	9,500
Website hosting & maintenance	705
Meeting room	1,600
Website ADA compliance	210
Property appraiser	150
Tax collector	2,200
Total expenditures	<u><u>\$ 105,609</u></u>

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 380,803				\$ 380,803
Allowable discounts (4%)	(15,232)				(15,232)
Net assessment levy - on-roll	365,571	\$ 361,390	\$ 4,181	\$ 365,571	365,571
Interest	-	2,660	-	2,660	-
Total revenues	365,571	364,050	4,181	368,231	365,571
EXPENDITURES					
Principal	125,000	-	125,000	125,000	130,000
Interest	230,831	115,416	115,415	230,831	227,706
Tax collector	7,616	7,226	390	7,616	7,616
Total expenditures	363,447	122,642	240,805	363,447	365,322
Excess/(deficiency) of revenues over/(under) expenditures	2,124	241,408	(236,624)	4,784	249
Fund balance:					
Beginning fund balance (unaudited)	294,940	297,945	539,353	297,945	302,729
Ending fund balance (projected)	\$297,064	\$539,353	\$ 302,729	\$ 302,729	302,978
Use of fund balance:					
Debt service reserve account balance (required)					(178,978)
Interest expense - November 1, 2024					(112,228)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 11,772</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	6,070,000.00		4,008,281.30	10,078,281.30	

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
122	TH 18'	\$ 298.94	\$754.55	\$ 1,053.49	\$ 1,054.08
110	TH 24'	298.94	\$771.54	1,070.48	1,071.07
136	SF 50'	298.94	\$1,499.11	1,798.05	1,798.64
<u>368</u>					

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkview at Long Lake Ranch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as

set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August, 2023.

ATTEST:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-05

**A RESOLUTION OF THE PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Parkview at Long Lake Ranch Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of August, 2023.

Attest:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2023	Regular Meeting	10:00 AM
November 20, 2023	Regular Meeting	10:00 AM
December 18, 2023	Regular Meeting	10:00 AM
January __, 2024*	Regular Meeting	10:00 AM
February 19, 2024	Regular Meeting	10:00 AM
March 18, 2024	Regular Meeting	10:00 AM
April 15, 2024	Regular Meeting	10:00 AM
May 20, 2024	Regular Meeting	10:00 AM
June 17, 2024	Regular Meeting	10:00 AM
July 15, 2024	Regular Meeting	10:00 AM
August 19, 2024	Regular Meeting	10:00 AM
September 16, 2024	Regular Meeting	10:00 AM

***Exception**

NOTE: The January meeting date is on the Martin Luther King Jr. Holiday.

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Parkview at Long Lake Ranch Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Parkview at Long Lake Ranch Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated on June 6, 2023 our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 6, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parkview at Long Lake Ranch Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of (\$369,682).
- The change in the District's total net position in comparison with the prior fiscal year was \$158,165, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$319,771, a decrease of (\$329,450) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management function).

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 326,871	\$ 687,702
Capital assets, net of depreciation	5,625,319	5,264,839
Total assets	5,952,190	5,952,541
Current liabilities	103,280	135,963
Long-term liabilities	6,218,592	6,344,425
Total liabilities	6,321,872	6,480,388
Net position		
Net investment in capital assets	(593,271)	(731,576)
Restricted	201,764	198,493
Unrestricted	21,825	5,236
Total net position	\$ (369,682)	\$ (527,847)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations

The District's net position increased during the most recent fiscal year. The majority of the increase was due to assessments collected for debt service during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 465,057	\$ -
Operating grants and contributions	758	80,254
Capital grants and contributions	12,472	87
Total revenues	<u>478,287</u>	<u>80,341</u>
Expenses:		
General government	88,301	74,998
Interest	231,821	220,404
Bond issue costs	-	292,384
Total expenses	<u>320,122</u>	<u>587,786</u>
Change in net position	<u>158,165</u>	<u>(507,445)</u>
Net position - beginning	<u>(527,847)</u>	<u>(20,402)</u>
Net position - ending	<u>\$ (369,682)</u>	<u>\$ (527,847)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$320,122. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and Developer contributions during the current fiscal period. The majority of the decrease in expenses results from no bond issuance costs during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$5,625,319 invested in capital assets. In the government-wide financial statements no depreciation has been taken, which resulted in a net book value of \$5,625,319. See notes to financial statements for additional information.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2022, the District had \$6,195,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase in the subsequent year as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parkview at Long Lake Ranch Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33481.

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 37,315
Due from Developer	51,324
Assessments receivable	1,513
Restricted assets:	
Investments	236,719
Capital assets:	
Nondepreciable	5,625,319
Total assets	5,952,190
 LIABILITIES	
Accounts payable	1,100
Due to Developer	6,000
Accrued interest payable	96,180
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	6,093,592
Total liabilities	6,321,872
 NET POSITION	
Net investment in capital assets	(593,271)
Restricted for debt service	201,764
Unrestricted	21,825
Total net position	\$ (369,682)

See notes to the financial statements

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
Primary government:				Governmental Activities	
Governmental activities:					
General government	\$ 88,301	\$ 99,800	\$ -	\$ -	\$ 11,499
Maintenance and operations	-	-	-	12,472	12,472
Interest expense	231,821	365,257	758	-	134,194
Total governmental activities	320,122	465,057	758	12,472	158,165
					158,165
					(527,847)
					\$ (369,682)

See notes to the financial statements

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 37,315	\$ -	\$ -	\$ 37,315
Investments	-	236,717	2	236,719
Due from other funds	-	8,714	-	8,714
Due from Developer	-	51,324	-	51,324
Assessments receivable	324	1,189	-	1,513
Total assets	<u>\$ 37,639</u>	<u>\$ 297,944</u>	<u>\$ 2</u>	<u>\$ 335,585</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 1,100	\$ -	\$ -	\$ 1,100
Due to other funds	8,714	-	-	8,714
Due to Developer	6,000	-	-	6,000
Total liabilities	<u>15,814</u>	<u>-</u>	<u>-</u>	<u>15,814</u>
FUND BALANCES				
Restricted for:				
Debt service	-	297,944	-	297,944
Capital projects	-	-	2	2
Unassigned	21,825	-	-	21,825
Total fund balances	<u>21,825</u>	<u>297,944</u>	<u>2</u>	<u>319,771</u>
Total liabilities and fund balances	<u>\$ 37,639</u>	<u>\$ 297,944</u>	<u>\$ 2</u>	<u>\$ 335,585</u>

See notes to the financial statements

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
RECONCILIATION OF THE BALANCE SHEET GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 319,771

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	5,625,319	
Accumulated depreciation	-	5,625,319

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(96,180)	
Original issue premium	(23,592)	
Bonds payable	(6,195,000)	(6,314,772)

Net position of governmental activities		\$ (369,682)
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See notes to the financial statements

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 99,800	\$ 365,257	\$ -	\$ 465,057
Developer contributions	-	-	12,456	12,456
Interest	-	758	16	774
Total revenues	<u>99,800</u>	<u>366,015</u>	<u>12,472</u>	<u>478,287</u>
EXPENDITURES				
Current:				
General government	83,211	5,090	-	88,301
Debt service:				
Principal	-	125,000	-	125,000
Interest	-	233,956	-	233,956
Capital outlay	-	-	360,480	360,480
Total expenditures	<u>83,211</u>	<u>364,046</u>	<u>360,480</u>	<u>807,737</u>
Excess (deficiency) of revenues over (under) expenditures	16,589	1,969	(348,008)	(329,450)
Fund balances - beginning	<u>5,236</u>	<u>295,975</u>	<u>348,010</u>	<u>649,221</u>
Fund balances - ending	<u>\$ 21,825</u>	<u>\$ 297,944</u>	<u>\$ 2</u>	<u>\$ 319,771</u>

See notes to the financial statements

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (329,450)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	360,480
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	125,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue premium	833
Change in accrued interest	1,302
	1,302
Change in net position of governmental activities	\$ 158,165

See notes to the financial statements

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Parkview at Long Lake Ranch Community Development District ("District") was created May 19, 2020 by Ordinance 20-14 of the Board of County Commissioners of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are affiliated with Mattamy Homes ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balance was entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District investments were held as follows at September 30, 2022:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund Class Y	\$ 236,719	S&P AAAM	Weighted average of the fund portfolio: 18 days
	<u>\$ 236,719</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;

Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,

Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 5,264,839	\$ 360,480	\$ -	\$ 5,625,319
Total capital assets, not being depreciated	5,264,839	360,480	-	5,625,319
Governmental activities capital assets, net	<u>\$ 5,264,839</u>	<u>\$ 360,480</u>	<u>\$ -</u>	<u>\$ 5,625,319</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$15,733,213. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the roadway improvements, wastewater collection system and water distribution system are to be conveyed to others for ownership and maintenance responsibilities. The current infrastructure additions was acquired from the Developer during the current fiscal year.

NOTE 6 – LONG TERM LIABILITIES

Series 2020

On October 21, 2020, the District issued \$6,320,000 of Special Assessment Bonds, Series 2020 consisting of multiple Term Bonds with maturity dates from May 1, 2025 to May 1, 2051 and fixed interest rates ranging from 2.5% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each November 1 and May 1. Principal on the Bonds is to be paid annually on each May 1, commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022

Changes in long-term liability activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ 6,320,000		\$ 125,000	\$ 6,195,000	\$ 125,000
Plus bond premium	24,425		833	23,592	-
Total	<u>\$ 6,344,425</u>		<u>\$ 125,833</u>	<u>\$ 6,218,592</u>	<u>\$ 125,000</u>

NOTE 6 – LONG TERM LIABILITIES (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 125,000	\$ 230,831	\$ 355,831
2024	130,000	227,706	357,706
2025	135,000	224,456	359,456
2026	135,000	221,081	356,081
2027	140,000	216,863	356,863
2028-2032	775,000	1,014,563	1,789,563
2033-2037	935,000	863,500	1,798,500
2038-2042	1,130,000	673,913	1,803,913
2043-2047	1,375,000	432,000	1,807,000
204-2051	1,315,000	134,200	1,449,200
Total	<u>\$ 6,195,000</u>	<u>\$ 4,239,113</u>	<u>\$ 10,434,113</u>

NOTE 7 – INTERFUND RECEIVABLES AND PAYABLES

Interfund balances for the fiscal year ended September 30, 2022 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 8,714
Debt service	8,714	-
Total	<u>\$ 8,714</u>	<u>\$ 8,714</u>

In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 8– DEVELOPER TRANSACTIONS

Developer contributions to the capital projects fund were \$12,456. The Developer has also provided a general reserve of \$6,000 to the District which will be repaid at a later date. Also, the general fund and the debt service fund include assessments for lots owned by the developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budgeted Amounts</u>	<u>Actual</u>	<u>Variance with</u>
	<u>Original & Final</u>	<u>Amounts</u>	<u>Final Budget -</u>
			<u>Positive</u>
			<u>(Negative)</u>
REVENUES			
Assessments	\$ 105,465	99,800	\$ (5,665)
Total revenues	105,465	99,800	(5,665)
EXPENDITURES			
Current:			
General government	95,465	83,211	12,254
Total expenditures	95,465	83,211	12,254
Excess (deficiency) of revenues over (under) expenditures	\$ 10,000	16,589	\$ 6,589
Fund balance - beginning		5,236	
Fund balance - ending		\$ 21,825	

See notes to required supplementary information

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	None
Number of independent contractors compensated in September 2022	13
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$99,790
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - n/a
	Debt service - n/a
Special assessments collected FYE 9/30/2022	\$0
Outstanding Bonds:	
Series 2020, due May 1, 2051,	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Parkview at Long Lake Ranch Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parkview at Long Lake Ranch Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 6, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 6, 2023



Grau & Associates
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Parkview at Long Lake Ranch Community Development District
Pasco County, Florida

We have examined Parkview at Long Lake Ranch Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parkview at Long Lake Ranch Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 6, 2023



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Parkview at Long Lake Ranch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Parkview at Long Lake Ranch Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 6, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 6, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parkview at Long Lake Ranch Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parkview at Long Lake Ranch Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 6, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKVIEW
AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2022**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 21st day of August, 2023.

ATTEST:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT'S RECORD RETENTION POLICY; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, authorizes the Parkview at Long Lake Ranch Community Development District ("**District**") to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, on May 29, 2020, the Board of Supervisors of the Parkview at Long Lake Ranch Community Development District ("**Board**"), adopted Resolution 2020-09 providing for the adoption of the District's Record Retention Policy ("**Policy**"); and

WHEREAS, the Policy requires the District "retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same"; and

WHEREAS, the Board finds that it is in the best interest of the District to amend the Record Retention Policy as described in more detail in paragraph 2 below; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2020-09, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2020-09 that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

2. AMENDMENT. The Records Retention Policy is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum

retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with the General Records Schedule for State and Local Government Agencies, Item #146, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. The District hereby determines the electronic record shall be considered the official record of all public records relating to District business and any paper originals are designated as duplicates which may be disposed of unless prohibited by any law, rule or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

PASSED AND ADOPTED this 21st day of August, 2023.

ATTEST:

**PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

9A

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATE OF THE DISTRICT ENGINEER CERTIFYING THE PROJECT COMPLETE; DECLARING THE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2020; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Parkview at Long Lake Ranch Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "**Act**"), created by ordinance enacted by Pasco County, Florida; and

WHEREAS, on May 29, 2020, the District's Board of Supervisors ("**Board**") adopted Resolution 2020-28 authorizing, among other things, the issuance of not to exceed \$21,050,000 aggregate principal amount of its special assessment revenue bonds in order to finance the costs of the design, permitting, construction, installation, and acquisition of public infrastructure improvements on lands within the District (the "**Project**"); and

WHEREAS, on July 10, 2020, the Board, after notice and a public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2020-34, which, among other things:

- (1) Adopted the *Report of the District Engineer*, dated May 6, 2020 (the "**Engineer's Report**"), attached hereto as **Exhibit A** and incorporated herein by this reference, which describes the Project, as defined in Resolution 2020-34, including the components of the Series 2020 Project (as hereinafter defined);
- (2) Adopted a *Master Special Assessment Methodology Report*, dated May 29, 2020, which was later supplemented by that *Final Supplemental Special Assessment Methodology Report*, dated October 6, 2020 (together, the "**Assessment Methodology**"), attached hereto as **Composite Exhibit B** and incorporated herein by this reference, which details the debt service special assessments securing the Series 2020 Bonds (as hereinafter defined); and
- (3) Authorized the Project, which includes the Series 2020 Project, and equalized, approved, confirmed and levied debt service special assessments to defray the costs of the Project that would be financed with special assessment bonds, and provided that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*;

WHEREAS, on October 21, 2020, the District duly authorized and issued its Special Assessment Revenue Bonds, Series 2020 (“**Series 2020 Bonds**”) in the amount of \$6,320,000 for the purpose of funding the costs of construction, installation, and acquisition of a portion of the Project (the “**Series 2020 Project**”) and, thereafter, adopted Resolution 2021-01 supplementing Resolution 2020-34 (together, “**Assessment Resolution**”) setting forth the particular terms of the Series 2020 Bonds and establishing the debt service special assessments securing the same; and

WHEREAS, the Series 2020 Bonds were issued pursuant to that certain *Master Trust Indenture* between the District and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association (“**Trustee**”), dated October 1, 2020 (the “**Master Indenture**”), as supplemented by the *First Supplemental Trust Indenture* between the District and Trustee, dated October 1, 2020 (the “**Supplemental Indenture**” and together with the Master Indenture the “**Indenture**”¹); and

WHEREAS, the Series 2020 Project specially benefits the assessable lands in the District as set forth in the Assessment Resolution and this Resolution, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2020 Project financed with the Series 2020 Bonds to the specially benefitted properties within the District as set forth in the Assessment Resolution and this Resolution; and

WHEREAS, the Series 2020 Project, and all components thereof, have been completed; and

WHEREAS, pursuant to the Indenture, the District Engineer executed and delivered a *Certificate Regarding Completion of Construction Parkview at Long Lake Ranch Community Development District Series 2020 Project*, dated August 14, 2023 (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified that the Series 2020 Project is complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2020 Project as described above, the Board desires to certify the Series 2020 Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the Series 2020 Project exceeded all amounts on deposit in the Series 2020 Acquisition and Construction Account within the Acquisition and Construction Fund, and the remaining balance of **Six Dollars and Twenty-Eight Cents (\$6.28)**, representing the interest earnings therein, in the Series 2020 Acquisition and Construction Account within the Acquisition and Construction Fund, shall be transferred to the Series 2020 Prepayment Subaccount within the Series 2020 Bond Redemption Fund in accordance with the Indenture.

¹ All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Indenture (as defined herein).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. AUTHORITY FOR THIS RESOLUTION. This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2020 PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Series 2020 Project complete and upon reliance thereon, certifies the Series 2020 Project complete in accordance with Resolution 2020-34 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2020 Project shall be the date of the Engineer's Certification.

4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2020 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-34, special assessments securing the Series 2020 Bonds are to be credited the difference, if any, in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2020 Project. The remaining balance of the Series 2020 Acquisition and Construction Account, within the Series 2020 Acquisition and Construction Fund, together with any interest earning therein, shall be transferred to the Series 2020 Prepayment Subaccount as provided in the Indenture. Because the total actual costs of the Series 2020 Project exceeded the amount of the assessments as originally made, there is no applicable credit to be applied. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-34, the special assessments on parcels specially benefitted by the Series 2020 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2020 Bonds as originally levied.

5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this

Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 21st day of August, 2023.

**PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Report of District Engineer, dated May 6, 2020*

Composite

Exhibit B: *Master Special Assessment Methodology Report, dated May 29, 2020, as supplemented by that Final Supplemental Special Assessment Methodology, dated October 6, 2020*

Exhibit C: *Engineer's Certificate*

Exhibit A: Engineer's Report

**Parkview at Long Lake Ranch
Community Development District
Report of District Engineer
May 2020**

Prepared for:

**Parkview at Long Lake Ranch
Community Development District
Pasco County, Florida**

Prepared by:

**Christopher Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida**



May 2020

Board of Supervisors
Parkview at Long Lake Ranch Community Development District

**RE: Parkview at Long Lake Ranch Community Development District
Preliminary Report of District Engineer**

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Parkview at Long Lake Ranch Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

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Exhibits

- A. Vicinity Map**
- B. Parkview at Long Lake Ranch Boundary Metes & Bounds Description and Map**
- C. Summary of Estimated Project Costs**
- D. Permit and Construction Approval Status**

INTRODUCTION

The Parkview at Long Lake Ranch Community Development District (the "District") is a unit of special-purpose government organized and existing in accordance with Chapter 190, F.S., as amended, created by ordinances enacted by the Board of County Commissioners of Pasco County, Florida (the "County"). The District, containing approximately 127.69 acres is generally located in southern Pasco County along the south side of S.R. 54 and east of Sunlake Boulevard. The County authorized the creation of the District pursuant to Pasco County Ordinance 20-14, with the adoption date of May 19, 2020 and the effective date of May 22nd, 2020.

The District is located in Sections 27, Township 26 South, Range 18 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary, public infrastructure so that the lands within the District can be developed as a residential community. Access to the Development (as defined below) will be via two separate entrance roadway connections. The main entrance will be located on Nightshade Drive 1,400 feet east of the intersection of Sunlake Boulevard and Nightshade Drive. The secondary entrance will be located on S.R. 54 approximately 3,500 feet east of the intersection of S.R. 54 and Sunlake Boulevard. The lands constituting the District are presently intended for development into a master planned community (the "Development"), known as Parkview at Long Lake Ranch. Exhibit B provides a Boundary Metes & Bounds Description and Map of the District. The majority of all public infrastructure is wholly contained within the limits of the District. Offsite improvements are required on S.R. 54 and include an eastbound right turn lane.

PURPOSE AND SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining and operating a portion of the infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the infrastructure improvements necessary for progression of the Development and an estimate of the costs. The District will finance, operate, and maintain a portion of the infrastructure improvements that are needed to serve the Development and allocate the costs for the infrastructure improvements among the lands within the District. A portion of these infrastructure improvements will be constructed by Mattamy Tampa/Sarasota LLC, the primary developer of the Development (the "Developer"), and will be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development and are required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the Capital Improvement Plan (CIP) of the District outlined in this report requires final approval by the District's Board of Supervisors. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

As stated, the lands within the District encompass approximately 127.69 acres. The District is planned to ultimately include a mixture of single-family, townhome, and villa residential units with an overall lot count of 368 units. The table below illustrates the current land use plan in acreage. Such information is subject to change.

<u>Proposed Land Use</u>	<u>Approximate Acres</u>	<u>Units</u>
Residential Units	30	368
Surface Water Management Areas	66	N/A
Right of way	13	N/A
Other	18	N/A
TOTAL	127	368

GOVERNMENTAL ACTIONS

On July 10, 2018, the County approved the project as Master Planned Unit Development ("MPUD") Pasco County Rezoning Petition No. 7306. On May 9, 2019, the County certified the most recent site plan (19-42 RZ) which allows for a maximum of 399 dwelling units.

The Development is not within a DRI. The lands and entitlements within the zoning parcel, but outside the District are owned by an entity unrelated to Mattamy Tampa/Sarasota, LLC.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to effect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include CIP related earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities, landscaping and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of the CIP is \$15,733,212.60. Refer to Exhibit C for a summary of the costs by infrastructure category for the CIP.

The current plan of development of the CIP is to be constructed in 3 phases (see table below), and ultimately it is expected that once completed it will support the construction of 368 residential dwelling units.

Construction Phasing	Total No. of Units	Estimated Completion Date
Parkview at Long Lake Ranch Phase 1A & 1B	219	May 2020
Parkview at Long Lake Ranch Phase 2B & 3	77	December 2021
Parkview at Long Lake Ranch Phase 2A	72	December 2022
Total Number of Units	368	

ROADWAYS

Primary vehicular access to the District is to be provided with an entrance off Sunlake Boulevard via Nightshade Drive and a secondary entrance off of S.R. 54 east of Sunlake Boulevard. Nightshade Drive, the main entrance to the District from Sunlake Blvd, will be a 2-lane road with sidewalks and landscaping. The other access entrance to the District off S.R. 54 is a 2-lane local street. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. The offsite access improvements on S.R. 54 will comply with the roadway design criteria of The Florida Department of Transportation (FDOT). The internal roadway design will comply with Pasco County transportation design criteria. The District will fund and construct the offsite improvements and the access improvements within the District or in the alternative acquire the completed improvements from the Developer. FDOT will own, operate, and maintain the improvements on S.R. 54. The Parkview at Long Lake Ranch

Homeowners Association will own, operate and maintain the internal roads within the District which will not be District funded.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Anclote River Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the HOA rights-of-ways will be owned, operated and maintained by the CDD as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system.

There are multiple outparcels located off Grand Parkview Boulevard that will be provided drainage through a CDD owned and maintained drainage pond. The infrastructure that will serve the commercial parcels will be installed at the Developer's expense. The cost to the District to finance this CDD owned and maintained drainage pond, is not

greater than it otherwise would have been due to its use by such commercial parcels.

WASTEWATER COLLECTION

The District is within Pasco County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal wastewater systems.

The District onsite wastewater system will consist of gravity collection lines with appurtenant manholes, and a pump station discharging to a force main that will connect to the existing County force main in the Sunlake Boulevard right-of-way.

WATER DISTRIBUTION SYSTEM

The District is within Pasco County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal potable water systems.

The District's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in the S.R. 54 and Nightshade Drive rights-of-ways.

LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include District entry monumentation at the entrances of the District, installation of irrigation wells, reclaim and/or potable water irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer will construct these improvements and convey the same to the District.

RECREATIONAL FACILITIES

Recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. If the District funds, constructs and/or acquires such improvements, it

thereafter will own and maintain these recreational facilities. Otherwise, these improvements shall be owned and maintained by the Parkview at Long Lake Homeowner’s Association.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats for the District’s CIP.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for the development are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Maintenance</u>
Internal Roadway Improvements	Parkview at Long Lake Ranch HOA	Parkview at Long Lake Ranch HOA
Access Roadway Improvements on S.R. 54 and Offsite Roadway Improvements	FDOT	FDOT
Stormwater Management System	CDD	CDD
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Pasco County	Pasco County
Water Distribution System including the Transmission System	Pasco County	Pasco County
Landscaping and Irrigation Systems within public rights-of-way and district owned lands	CDD	CDD
Amenity Center and Recreational Facilities	CDD/HOA	CDD/HOA

PROJECT COSTS

The CIP’s identifiable total costs associated with the infrastructure improvements are estimated to be \$15,733,212.60. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited.

Any such improvements not financed by the District will be constructed and conveyed to the District by the Developer.

Exhibit C outlines the anticipated costs associated with the construction of the CIP for the District.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E

District Engineer

FL Registration No. 85555

EXHIBITS

Exhibit A Vicinity Map of District

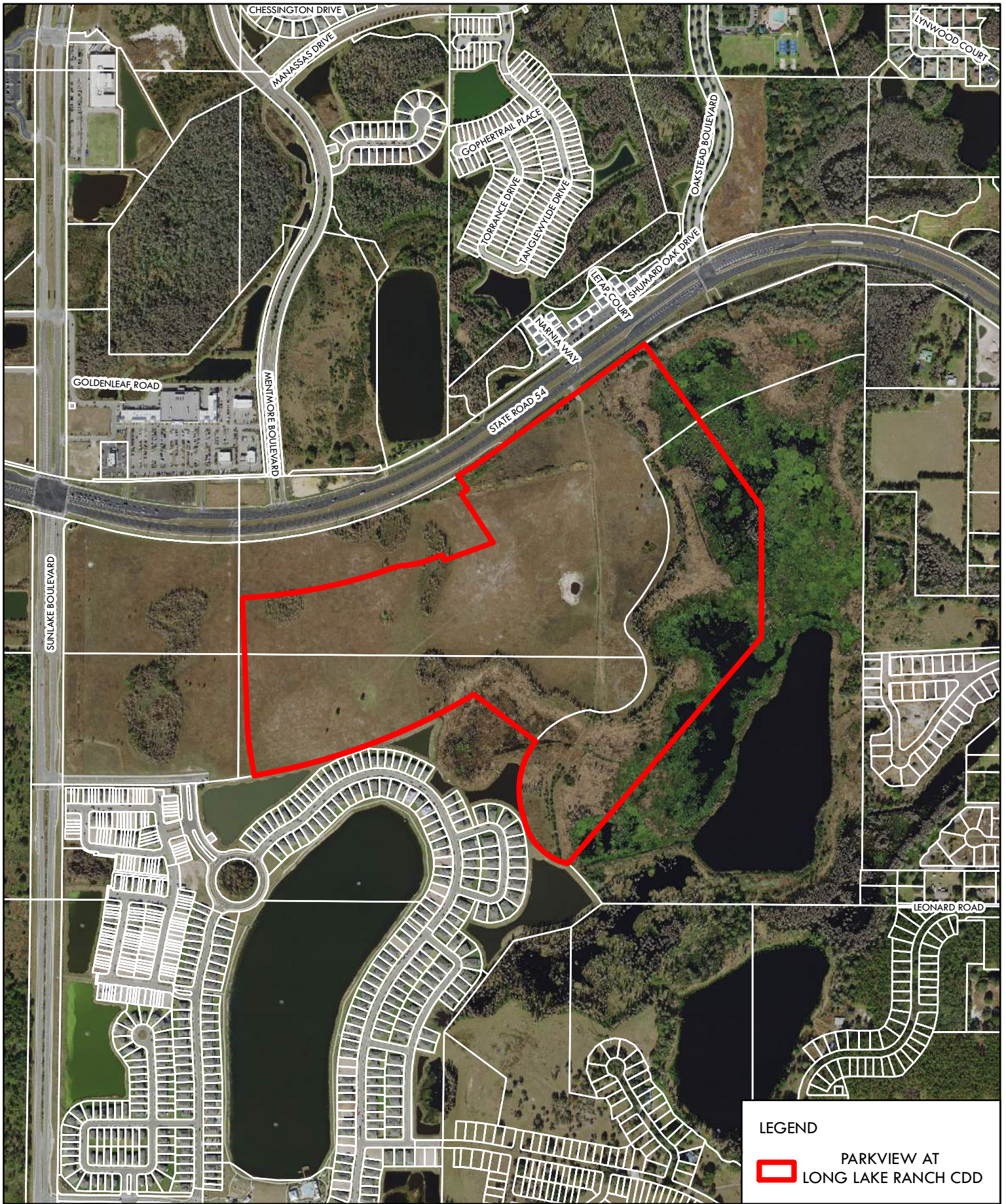
Exhibit B Boundary Metes & Bounds Description of District

Exhibit C Summary of Estimated Project Costs

Exhibit D Permit and Construction Approval Status

EXHIBIT A

VICINITY MAP



LEGEND


 **PARKVIEW AT LONG LAKE RANCH CDD**



EXHIBIT B

PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

BOUNDARY METES AND
BOUNDS DESCRIPTION SKETCH

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

PARKVIEW AT LONG LAKE RANCH PARCEL CDD

DESCRIPTION: A parcel of land lying in Sections 27, Township 26 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 27, run thence along the South boundary of said Southwest 1/4 of Section 27, N.89°33'52"W., 326.45 feet to a point on a curve, said point also being the Easterlymost corner of LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, according to the plat thereof, as recorded in Plat Book 71, Pages 60 through 67 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, the following four (4) courses: 1) Northwesterly, 333.64 feet along the arc of a curve to the left having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing N.40°18'30"W., 332.84 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; 2) Northwesterly, 440.74 feet along the arc of a curve to the right having a radius of 367.98 feet and a central angle of 68°37'28" (chord bearing N.43°13'23"W., 414.86 feet) to a point on a curve; 3) Northerly, 500.25 feet along the arc of a curve to the right having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing N.09°26'46"E., 480.79 feet); 4) N.52°42'19"W., 493.98 feet to a point on a curve, said point also being the Northerlymost corner of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B; thence along the Northerly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, and the Northerly boundary of LONG LAKE RANCH VILLAGE 6 PARCEL A, according to the plat thereof, as recorded in Plat Book 71, Page 78, of the Public Records of Pasco County, Florida, Westerly, 1500.27 feet along the arc of a curve to the right having a radius of 4101.00 feet and a central angle of 20°57'38" (chord bearing S.69°42'39"W., 1491.91 feet); thence N.09°15'00"W., 131.95 feet to a point of curvature; thence Northerly, 242.39 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 07°05'08" (chord bearing N.05°42'26"W., 242.24 feet) to a point of tangency; thence N.02°09'52"W., 750.47 feet to a point of curvature; thence Northeasterly, 15.56 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°08'43" (chord bearing N.42°24'30"E., 14.04 feet) to a point of reverse curvature; thence Easterly, 976.91 feet along the arc of a curve to the left having a radius of 3345.46 feet and a central angle of 16°43'52" (chord bearing N.78°36'56"E., 973.45 feet) to a point of tangency; thence N.70°15'00"E., 37.50 feet to a point on a curve; thence Easterly, 173.38 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 18°55'18" (chord bearing N.79°42'39"E., 172.59 feet) to a point of tangency; thence N.70°15'00"E., 109.75 feet; thence S.19°45'00"E., 35.50 feet; thence N.70°15'00"E., 329.97 feet; thence N.33°26'00"W., 370.38 feet; thence N.54°23'55"E., 50.00 feet; thence N.35°36'05"W., 106.97 feet to a point on a curve on the Southerly right of way line of State Road 54, per Florida Department of Transportation Right of Way Map State Project No. 14570-2521; thence along said Southerly right of way line the following three (3) courses: 1) Northeasterly, 229.57 feet along the arc of a curve to the left having a radius of 2989.46 feet and a central angle of 04°24'00" (chord bearing N.56°53'15"E., 229.52 feet) to a point on a curve; 2) Northeasterly, 32.23 feet along the arc of a curve to the left having a radius of 1195.93 feet and a central angle of 01°32'38" (chord bearing N.55°05'04"E., 32.22 feet) to a point of tangency; 3) N.54°18'45"E., 1192.08 feet; thence S.35°41'15"E., 1275.73 feet; thence SOUTH, 830.27 feet; thence S.40°30'00"W., 1892.33 feet to the **POINT OF BEGINNING**.

NOTE:

1) Bearings are Grid bearings referenced to the Florida State Plane Coordinate System, North American Datum of 1983 (NAD83-2007 Adj.) for the West Zone of Florida. The South boundary of the SW 1/4 of said Section 27, Township 26 South, Range 18 East, having a grid bearing of N.89°33'52"W.

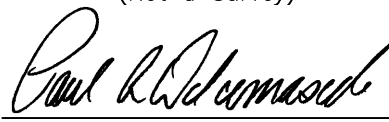
SHEET 1 - Legal Description & Notes
SHEET 2 - Line & Curve Tables
SHEETS 3 & 4 - Property Sketch

This Sketch Prepared For: **Mattamy Tampa/Sarasota LLC**

SHEET NO. 1 OF 4

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
Revise CDD Name	2/18/2020	PAD	---	-----

DESCRIPTION SKETCH
(Not a Survey)



Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Clearview Land Design, P.L.

Certificate of Authorization No. 28858
Licensed Business No. 8151



CIVIL ENGINEERING
PLANNING
SURVEYING & MAPPING
LANDSCAPE ARCHITECTURE

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Tampa, Florida 33605
Phone: 813-223-3919
FAX: 813-223-3975
www.clearviewland.com

Drawn: PAD | Checked: JLS | Order No.: CDD-LL-001

Date: 3-20-2019 | Dwg: RESIDENTIAL CDD

Section 27, Township 26 South, Range 18 East

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	367.98'	68°37'28"	440.74'	414.86'	N 43°13'23" W
C2	514.61'	55°41'50"	500.25'	480.79'	N 09°26'46" E
C3	4101.00'	20°57'38"	1500.27'	1491.91'	S 69°42'39" W
C4	1960.00'	7°05'08"	242.39'	242.24'	N 05°42'26" W
C5	10.00'	89°08'43"	15.56'	14.04'	N 42°24'30" E
C6	3345.46'	16°43'52"	976.91'	973.45'	N 78°36'56" E
C7	525.00'	18°55'18"	173.38'	172.59'	N 79°42'39" E
C8	2989.46'	4°24'00"	229.57'	229.52'	N 56°53'15" E
C9	1195.93'	1°32'38"	32.23'	32.22'	N 55°05'04" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 09°15'00" W	131.95'
L2	N 70°15'00" E	37.50'
L3	N 70°15'00" E	109.75'
L4	S 19°45'00" E	35.50'
L5	N 70°15'00" E	329.97'
L6	N 33°26'00" W	370.38'
L7	N 54°23'55" E	50.00'
L8	N 35°36'05" W	106.97'

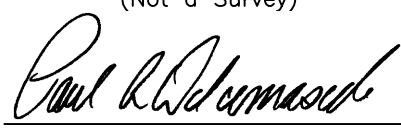
SHEET 1 – Legal Description & Notes
SHEET 2 – Line & Curve Tables
SHEETS 3 & 4 – Property Sketch

This Sketch Prepared For: **Mattamy Tampa/Sarasota LLC**

SHEET NO. 2 OF 4

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revise CDD Name	2/18/2020	PAD	--	-----

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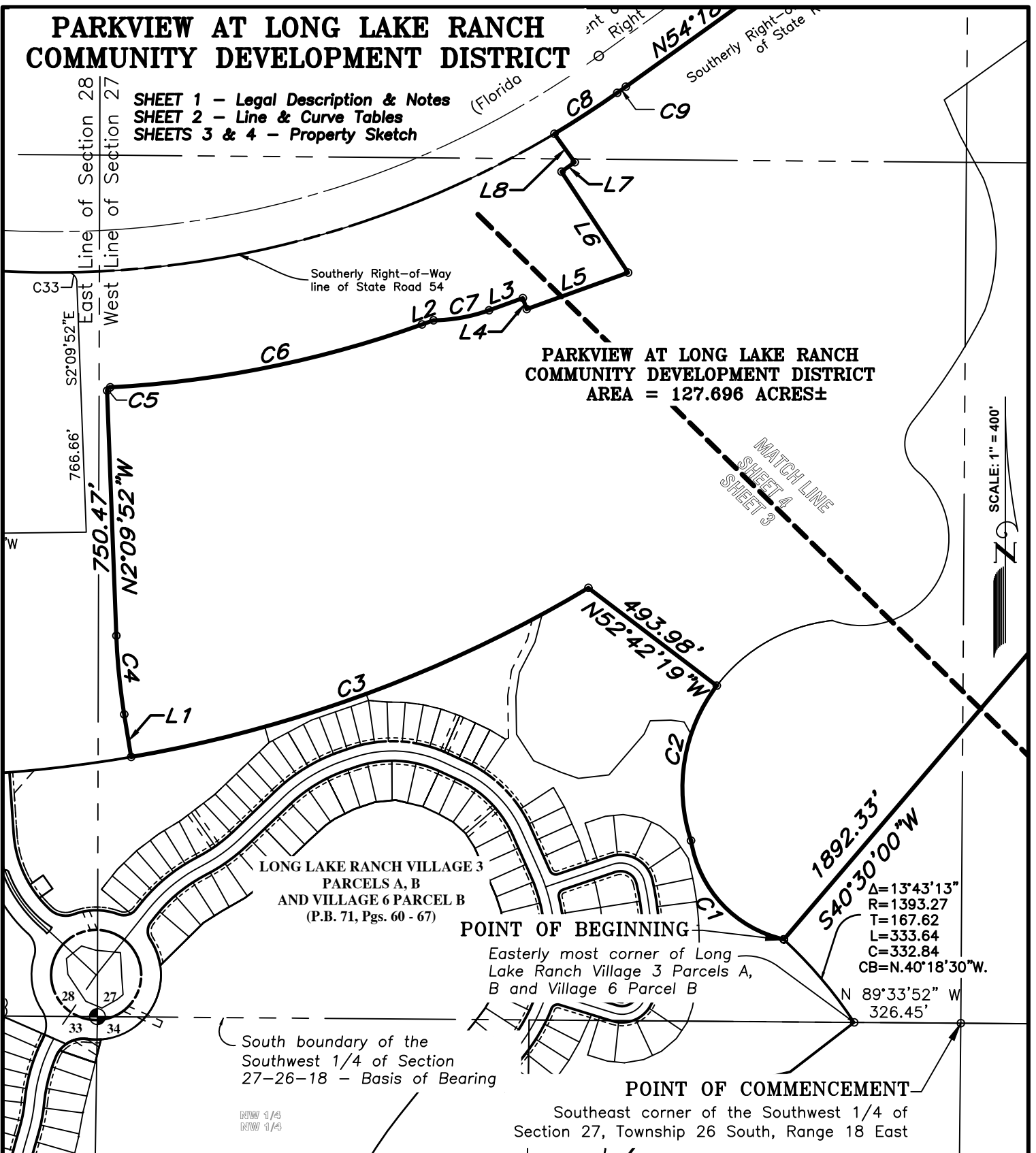
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 FAX: 813-223-3975
www.clearviewland.com

Drawn: PAD	Checked: JLS	Order No.: CDD-LL-001
Date: 3-20-2019 Dwg: RESIDENTIAL CDD		
Section 27, Township 26 South, Range 18 East		

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

SHEET 1 - Legal Description & Notes
SHEET 2 - Line & Curve Tables
SHEETS 3 & 4 - Property Sketch



This Sketch Prepared For: **Mattamy Tampa/Sarasota LLC**

SHEET NO. 3 OF 4

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
Revise CDD Name	2/18/2020	PAD	--	-----

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Date: 3-20-2019 | Dwg: RESIDENTIAL CDD

Section 27, Township 26 South, Range 18 East

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

SCALE: 1" = 400'



STATE ROAD 54
(Florida Department of Transportation Right of Way Map State Project No. 14570-2521)
Right of Way Width Vaires - Divided Asphalt Road

Southerly Right-of-Way line
of State Road 54

$N54^{\circ}18'45''E$
 $1192.08'$

$S35^{\circ}41'15''E$
 $1275.73'$

$S0^{\circ}00'00''E$
SOUTH
 $830.27'$

$1892.33'$
 $S40^{\circ}30'00''W$

$493.98'$
 $N52^{\circ}42'19''W$

MATCH LINE
SHEET 4
SHEET 3

PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
AREA = 127.696 ACRES±

ly Right-of-Way
State Road 54

3

This Sketch Prepared For: **Mattamy Tampa/Sarasota LLC**

SHEET NO. 4 OF 4

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.
Revise CDD Name	2/18/2020	PAD	---	-----

DESCRIPTION SKETCH
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Date: 3-20-2019 | Dwg: RESIDENTIAL CDD

Section 27, Township 26 South, Range 18 East

EXHIBIT C

SUMMARY OF ESTIMATED PROJECT COST

Summary of Costs

Parkview at Long Lake Ranch Community Development District

Parkview at Long Lake North CDD				
ESTIMATED CAPITAL IMPROVEMENT PLAN (CIP) COSTS				
DISTRICT ELIGIBLE IMPROVEMENTS				
	ACCESS ROAD IMPROVEMENTS	SR 54 IMPROVEMENTS	LONG LAKE RANCH SUBDIVISION	TOTAL
	2020	2020	(2020-2022)	
STORMWATER, DRAINAGE & EARTHWORK (EXCLUDING LOTS)	\$203,915.00	\$145,950.05	\$4,029,063.18	\$4,378,928.23
ROADWAYS & PAVING	\$554,082.75	\$935,876.95	-	\$1,489,959.70
WATER, WASTEWATER & RECLAIMED WATER	\$77,914.25		\$1,962,949.00	\$2,040,863.25
RECREATIONAL FACILITIES LANDSCAPE & HARDSCAPE	\$285,000.00	\$282,500.00	\$4,308,781.00	\$4,876,281.00
SUBTOTAL	\$1,120,912.00	\$1,364,327.00	\$10,300,793.18	\$12,786,032.18
PROFESSIONAL SERVICES (7%):	\$78,463.84	\$95,502.89	\$721,055.52	\$895,022.25
CONTINGENCY (15%):	\$179,906.38	\$218,974.48	\$1,653,277.31	\$2,052,158.16
TOTAL:	\$1,379,282.22	\$1,678,804.37	\$12,675,126.01	\$15,733,212.60

EXHIBIT D

PERMIT AND CONSTRUCTION APPROVAL STATUS

EXHIBIT “D”

Parkview at Long Lake Ranch Community Development District

Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Long Lake Ranch	ERP	780849/ 43013843.071	02-Apr-19	04-May-26	Executive Order permit extension. Expired 6.5.23; new exp 5.4.26.
Long Lake Ranch	ERP	776238/ 43041425.025	13-Dec-18	13-Dec-23	Approval of the credit transfer for the Parkview at Long Lake Ranch (Old FL Mitigation Bank)
Long Lake Ranch	ERP	771612/ 43013843.069	21-Sep-18	27-Dec-25	Executive Order permit extension
Long Lake Ranch	ERP	762634/ 43013843.066	05-Jun-18	05-Jun-23	
Long Lake Ranch	MPUD	7306	10-Jul-18	30-Nov-34	MPUD Conditions of Approval Rezoning Petition No. 7306.
Long Lake Ranch Mass Grading	ERP	43013843.072/ 781079	19-Jun-19	19-Jun-24	ERP Construction Major Mod
Long Lake Ranch Mass Grading	Construction Plan - Site	PDD19-0242/MSD18-003	27-Nov-18	27-Nov-20	Site Development & Erosion Sediment Control Inspections Placards
Long Lake Ranch Parcel C	Service - Water/Sewer	2B.3 PCU00-316.51.A1	22-Aug-19	22-Aug-20	
Long Lake Ranch Parcel C	Service - Water/Sewer	2A PCU00-316.45.A.1	03-Sep-19	03-Sep-20	
Long Lake Ranch Parcel C	Service - Water/Sewer	1C PCU00-316.49.A.1	26-Aug-19	26-Aug-20	
Long Lake Ranch Parcel C	Service - Water/Sewer	1A.1B PCU00316.50.A1	11-Sep-19	11-Sep-20	
Long Lake Ranch Parcel C	CP - Subdivision	PDD-19-1237			8/30/2019 P&D Current planning Approval Memorandum, for Checklist submittal
Long Lake Ranch Parcel C	ERP	782503/43013843.073	24-Jul-19	24-Jul-24	Minor Mod
Long Lake Ranch Parcel C	Construction Plan - Site	PDD-19-0242/MSD18003	27-Nov-18	27-Nov-20	Site Development & Erosion Sediment Control Inspections Placards

Composite Exhibit B: Methodology Report

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment
Methodology Report

May 29, 2020



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Parkview at Long Lake Ranch Community Development District (the "District"), located in unincorporated Pasco County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Report of District Engineer developed by Clearview Land Design, P.L. (the "District Engineer") dated May, 2020 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Parkview at Long Lake Ranch development (the "Development" or "Parkview at Long Lake Ranch"), a master planned, mixed-use development located in unincorporated Pasco County, Florida. The land within the District consists of approximately 127.69 +/- acres and is generally located south of State Road 54, east of Sunlake Blvd. and north of Long Lake Ranch subdivision.

2.2 The Development Program

The development of Parkview at Long Lake Ranch is anticipated to be conducted by Mattamy Tampa/Sarasota, LLC (the "Developer"). Based upon the information provided by the Developer and the Engineer, the current development plan envisions a total of 368 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the

Appendix illustrates the development plan for Parkview at Long Lake Ranch. The development of Parkview at Long Lake Ranch is planned to be conducted in three (3) phases over a multi-year period.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Capital Improvement Plan will consist of storm water management, roadways, water, wastewater and reclaimed water, and recreation/landscape/hardscape improvements. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$15,733,212.60.

Even though the installation of the improvements that comprise the Capital Improvement Plan is projected to occur in three (3) phases coinciding with the three (3) phases of development within the District, the infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Capital Improvement Plan as described in *Section 3.2* in two financing transactions, the District would have to issue approximately \$21,050,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$21,050,000 to finance approximately \$15,733,212.60 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$21,050,000. The difference is comprised of debt service reserve, capitalized interest,

underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan envisions the development of 368 residential units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the Capital Improvement Plan and

their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not

possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Capital Improvement Plan (the "Assessment") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Debt

The Assessment associated with repayment of the Bonds will initially be levied on all of the gross acre land in the District. Consequently, the Assessment will be levied on approximately 127.69 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$21,050,000 will be preliminarily levied on approximately 127.69 +/- gross acres at a rate of \$164,852.38 per acre.

As the land is platted, the Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Assessment levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different unit types.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Assessment per ERU preliminarily equals \$66,952.93 (\$21,050,000 in Assessment divided by 314.40 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and unit type within each and every parcel as signified by the number of ERUs.

As the land is platted, the Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Assessment to the platted parcel of land, the Assessment per ERU for land that remains unplatted within the District remains equal to \$66,952.93, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land, the Assessment per ERU for land that remain unplatted within the District equals less than \$66,952.93 (either as a result of a larger number of units, different units or both), then the per ERU Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land, the Assessment per ERU for land that remains unplatted within the District equals more than \$66,952.93 (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Assessment per ERU and \$66,952.93 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test

whether the amount of the Assessment per ERU for land that remains unplatted remains equal to \$66,952.93. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Assessment Roll

The Assessment of \$21,050,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Parkview at Long Lake Ranch

Community Development District

Development Plan

Unit Type	Number of Units
SF 50'	136
TH 18'	122
TH 24'	110
Total Residential	368

Table 2

Parkview at Long Lake Ranch

Community Development District

Capital Improvement Program

Improvement	Cost
Storm Water Management	\$4,378,928.23
Roadways	\$1,489,959.70
Water, Wastewater and Reclaimed Water	\$2,040,863.25
Recreation/Landscape/Hardscape	\$4,876,281.00
Professional Services	\$895,022.25
Contingency	\$2,052,158.16
Total	\$15,733,212.60

Table 3

Parkview at Long Lake Ranch

Community Development District

Preliminary Sources and Uses of Funds

	Amount
Sources	
Bond Proceeds:	
Par Amount	\$21,050,000.00
Total Sources	\$21,050,000.00
Uses	
Project Fund Deposits:	
Project Fund	\$15,733,212.60
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,696,343.79
Capitalized Interest Fund	\$2,947,000.00
	<hr/> \$4,643,343.79
Delivery Date Expenses:	
Costs of Issuance	\$671,000.00
Rounding	\$2,443.61
Total Uses	\$21,050,000.00

Table 4

Parkview at Long Lake Ranch

Community Development District

Improvements Benefit Allocation

Unit Type	Number of Units	ERU per Unit	Total ERU
SF 50'	136	1.00	136.00
TH 18'	122	0.75	91.50
TH 24'	110	0.79	86.90
Total			314.40

Table 5

Parkview at Long Lake Ranch

Community Development District

Improvements Assessment Apportionment

Unit Type	Total Assessment Apportionment	Assessment Apportionment per Unit	Annual Assessment Apportionment per Unit*
SF 50'	\$9,105,597.96	\$66,952.93	\$5,801.61
TH 18'	\$6,126,192.75	\$50,214.69	\$4,351.21
TH 24'	\$5,818,209.29	\$52,892.81	\$4,583.27
Total	\$21,050,000.00		

* Included costs of collection and assumes payment in March

Exhibit "A"

Assessment in the principal amount of \$21,050,000 is proposed to be levied over the area as described below:

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

PARKVIEW AT LONG LAKE RANCH PARCEL CDD

DESCRIPTION: A parcel of land lying in Sections 27, Township 26 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 27, run thence along the South boundary of said Southwest 1/4 of Section 27, N.89°33'52"W., 326.45 feet to a point on a curve, said point also being the Easterlymost corner of LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, according to the plat thereof, as recorded in Plat Book 71, Pages 60 through 67 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, the following four (4) courses: 1) Northwesterly, 333.64 feet along the arc of a curve to the left having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing N.40°18'30"W., 332.84 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; 2) Northwesterly, 440.74 feet along the arc of a curve to the right having a radius of 367.98 feet and a central angle of 68°37'28" (chord bearing N.43°13'23"W., 414.86 feet) to a point on a curve; 3) Northerly, 500.25 feet along the arc of a curve to the right having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing N.09°26'46"E., 480.79 feet); 4) N.52°42'19"W., 493.98 feet to a point on a curve, said point also being the Northerlymost corner of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B; thence along the Northerly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, and the Northerly boundary of LONG LAKE RANCH VILLAGE 6 PARCEL A, according to the plat thereof, as recorded in Plat Book 71, Page 78, of the Public Records of Pasco County, Florida, Westerly, 1500.27 feet along the arc of a curve to the right having a radius of 4101.00 feet and a central angle of 20°57'38" (chord bearing S.69°42'39"W., 1491.91 feet); thence N.09°15'00"W., 131.95 feet to a point of curvature; thence Northerly, 242.39 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 07°05'08" (chord bearing N.05°42'26"W., 242.24 feet) to a point of tangency; thence N.02°09'52"W., 750.47 feet to a point of curvature; thence Northeasterly, 15.56 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°08'43" (chord bearing N.42°24'30"E., 14.04 feet) to a point of reverse curvature; thence Easterly, 976.91 feet along the arc of a curve to the left having a radius of 3345.46 feet and a central angle of 16°43'52" (chord bearing N.78°36'56"E., 973.45 feet) to a point of tangency; thence N.70°15'00"E., 37.50 feet to a point on a curve; thence Easterly, 173.38 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 18°55'18" (chord bearing N.79°42'39"E., 172.59 feet) to a point of tangency; thence N.70°15'00"E., 109.75 feet; thence S.19°45'00"E., 35.50 feet; thence N.70°15'00"E., 329.97 feet; thence N.33°26'00"W., 370.38 feet; thence N.54°23'55"E., 50.00 feet; thence N.35°36'05"W., 106.97 feet to a point on a curve on the Southerly right of way line of State Road 54, per Florida Department of Transportation Right of Way Map State Project No. 14570-2521; thence along said Southerly right of way line the following three (3) courses: 1) Northeasterly, 229.57 feet along the arc of a curve to the left having a radius of 2989.46 feet and a central angle of 04°24'00" (chord bearing N.56°53'15"E., 229.52 feet) to a point on a curve; 2) Northeasterly, 32.23 feet along the arc of a curve to the left having a radius of 1195.93 feet and a central angle of 01°32'38" (chord bearing N.55°05'04"E., 32.22 feet) to a point of tangency; 3) N.54°18'45"E., 1192.08 feet; thence S.35°41'15"E., 1275.73 feet; thence SOUTH, 830.27 feet; thence S.40°30'00"W., 1892.33 feet to the **POINT OF BEGINNING**.

NOTE:

1) Bearings are Grid bearings referenced to the Florida State Plane Coordinate System, North American Datum of 1983 (NAD83-2007 Adj.) for the West Zone of Florida. The South boundary of the SW 1/4 of said Section 27, Township 26 South, Range 18 East, having a grid bearing of N.89°33'52"W.

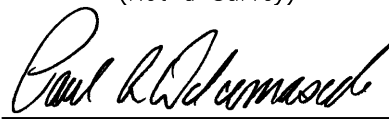
SHEET 1 - Legal Description & Notes
SHEET 2 - Line & Curve Tables
SHEETS 3 & 4 - Property Sketch

This Sketch Prepared For: **Mattamy Tampa/Sarasota LLC**

SHEET NO. 1 OF 4

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
Revise CDD Name	2/18/2020	PAD	---	-----

DESCRIPTION SKETCH
(Not a Survey)



Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Clearview Land Design, P.L.

Certificate of Authorization No. 28858
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Date: 3-20-2019 | Dwg: RESIDENTIAL CDD

Section 27, Township 26 South, Range 18 East

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	367.98'	68°37'28"	440.74'	414.86'	N 43°13'23" W
C2	514.61'	55°41'50"	500.25'	480.79'	N 09°26'46" E
C3	4101.00'	20°57'38"	1500.27'	1491.91'	S 69°42'39" W
C4	1960.00'	7°05'08"	242.39'	242.24'	N 05°42'26" W
C5	10.00'	89°08'43"	15.56'	14.04'	N 42°24'30" E
C6	3345.46'	16°43'52"	976.91'	973.45'	N 78°36'56" E
C7	525.00'	18°55'18"	173.38'	172.59'	N 79°42'39" E
C8	2989.46'	4°24'00"	229.57'	229.52'	N 56°53'15" E
C9	1195.93'	1°32'38"	32.23'	32.22'	N 55°05'04" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 09°15'00" W	131.95'
L2	N 70°15'00" E	37.50'
L3	N 70°15'00" E	109.75'
L4	S 19°45'00" E	35.50'
L5	N 70°15'00" E	329.97'
L6	N 33°26'00" W	370.38'
L7	N 54°23'55" E	50.00'
L8	N 35°36'05" W	106.97'

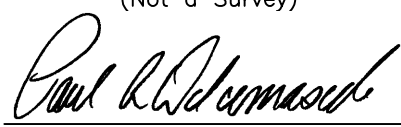
SHEET 1 – Legal Description & Notes
SHEET 2 – Line & Curve Tables
SHEETS 3 & 4 – Property Sketch

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SHEET NO. 2 OF 4

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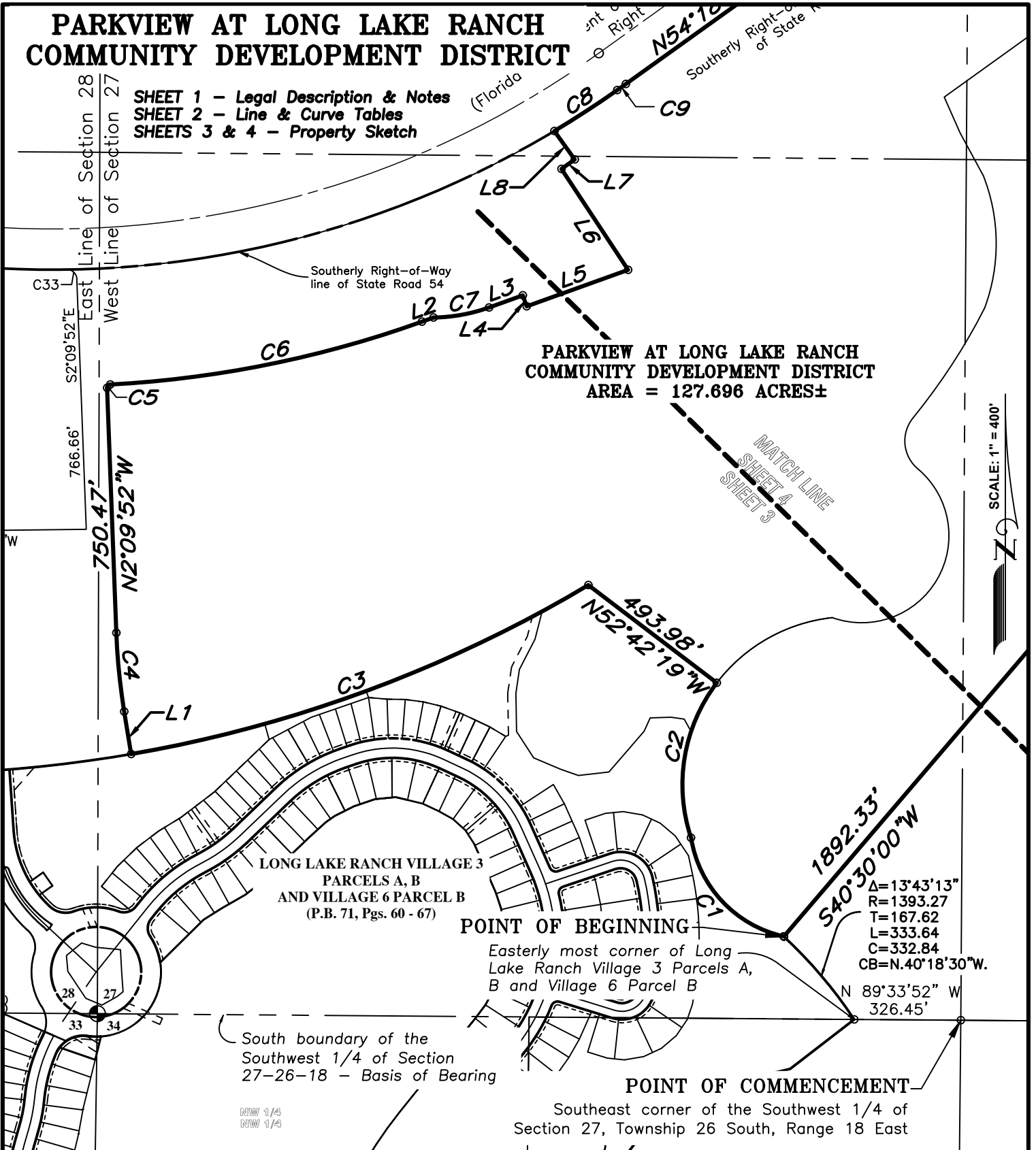
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Date: 3-20-2019 Dwg: RESIDENTIAL CDD		
Section 27, Township 26 South, Range 18 East		

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

SHEET 1 - Legal Description & Notes
 SHEET 2 - Line & Curve Tables
 SHEETS 3 & 4 - Property Sketch



SCALE: 1" = 400'

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SHEET NO. 3 OF 4

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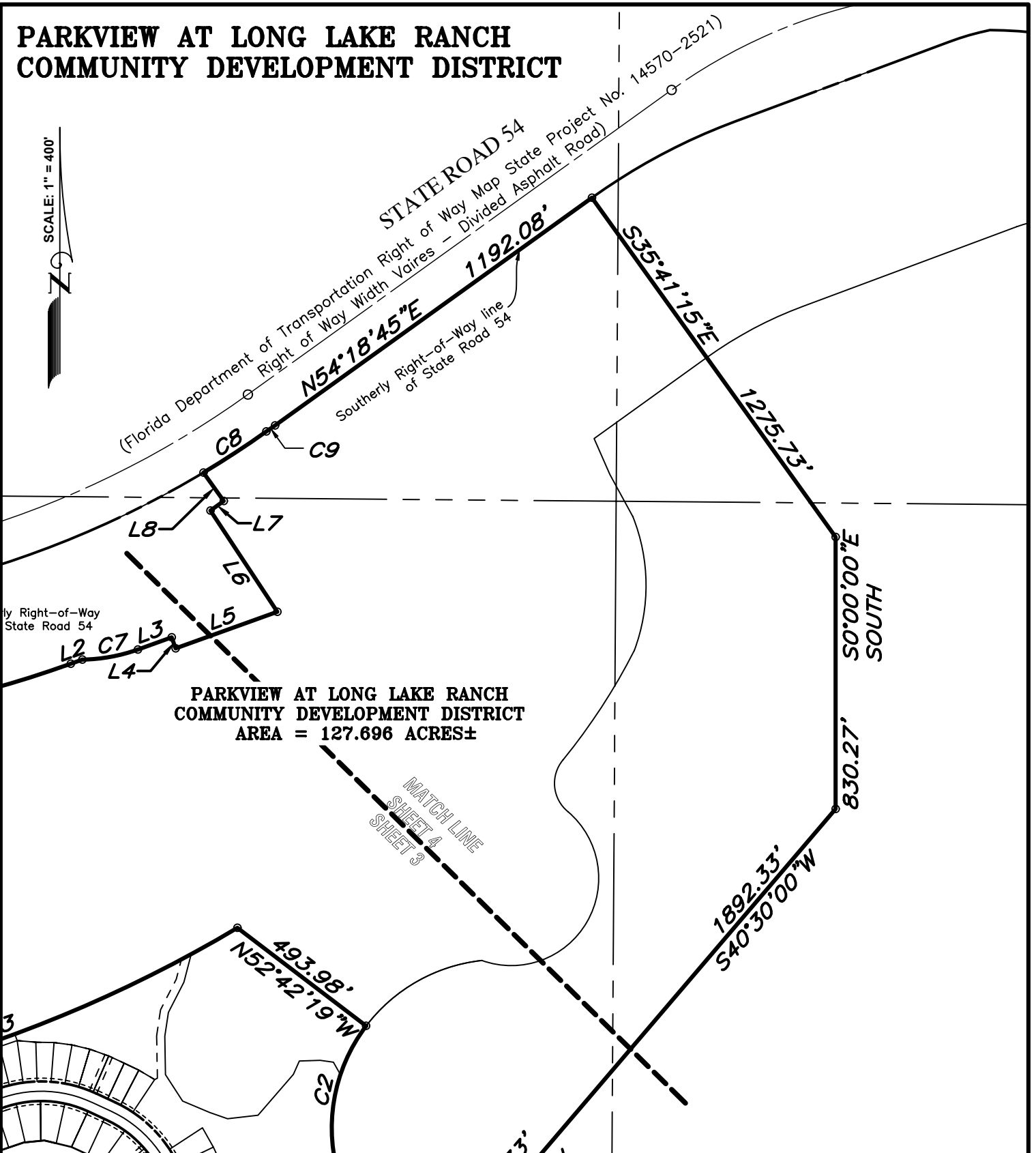
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Date: 3-20-2019 Dwg: RESIDENTIAL CDD

Section 27, Township 26 South, Range 18 East

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

SCALE: 1" = 400'




PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
AREA = 127.696 ACRES±

This Sketch Prepared For: **Mattamy Tampa/Sarasota LLC**

SHEET NO. 4 OF 4

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
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Date: 3-20-2019 | Dwg: RESIDENTIAL CDD
Section 27, Township 26 South, Range 18 East

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Final
Supplemental Special Assessment
Methodology Report

October 6, 2020



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Final Supplemental Special Assessment Methodology Report (the “Report”) was developed to supplement the Master Special Assessment Methodology Report (the “Master Report”) dated May 29, 2020 and to provide a supplemental financing plan and a supplemental apportionment methodology for the Parkview at Long Lake Ranch Community Development District (the “District”), located in unincorporated Pasco County, Florida, as related to funding a portion of the costs of public infrastructure improvements (the “Capital Improvement Plan”) contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing a portion of the District's Capital Improvement Plan described in the Report of District Engineer developed by Clearview Land Design, P.L. (the “District Engineer”) dated May, 2020 (the “Engineer's Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded in part by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development

entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Parkview at Long Lake Ranch development (the "Development" or "Parkview at Long Lake Ranch"), a master planned, mixed-use development located in unincorporated Pasco County, Florida. The land within the District consists of approximately 127.69 +/- acres and is generally located south of State Road 54, east of Sunlake Blvd. and north of Long Lake Ranch subdivision.

2.2 The Development Program

The development of Parkview at Long Lake Ranch is anticipated to be conducted by Mattamy Tampa/Sarasota, LLC (the "Developer"). Based upon the information provided by the Developer and the

Engineer, the current development plan envisions a total of 368 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Parkview at Long Lake Ranch.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Capital Improvement Plan will consist of storm water management, roadways, water, wastewater and reclaimed water, and recreation/landscape/hardscape improvements. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$15,733,212.60.

The infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within

the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

The District will issue \$6,320,000 in par amount of Special Assessment Revenue Bonds, Series 2020 (the "Bonds") to fund a portion of the costs of the Capital Improvement Plan in the amount of \$5,590,146.43. Additional improvements will be contributed to the District at no cost to the District under a Completion Agreement that will be entered into by the Developer and the District.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$6,320,000 to finance \$5,590,146.43 in Capital Improvement Plan costs. The Bonds as projected under this financing plan will be structured to be amortized in 30 annual installments following an approximately 13-month long capitalized interest period. Interest payments on the Bonds will be made every May 1 and November 1 beginning May 1, 2021, and principal payments on the Bonds will be made on May 1, 2022.

In order to finance the improvement and other costs, the District will need to borrow more funds and incur indebtedness in the total amount of approximately \$6,320,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. The final sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with a portion of the funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the

assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan envisions the development of 368 residential units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

In order to facilitate the marketing of the residential units within the District, the Developer requested that the District limit the amount of annual assessments for debt service on the Bonds to certain predetermined levels. Table 5 in the *Appendix* presents the allocation of the Capital Improvement Plan costs based on the ERU benefit allocation factors present in Table 4. Further, Table 5 illustrates the approximate costs that are projected to be financed with the Bonds, and the approximate costs of the Capital Improvement Plan to be constructed by the Developer. In order to accomplish that goal, the Developer will construct the remainder of the Capital Improvement Plan not funded with proceeds of the Series 2020 Bonds, which is valued at approximately \$10,143,066.17. Table 6 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Assessment") and also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Debt

The Assessment associated with repayment of the Bonds will be apportioned to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*, or to the extent that land in the District remains unplatted, on an equal pro-rata gross acre basis. As of the time of writing of this Report, 57 SF 50', 66 TH 18', and 62 TH 24' lots have already been platted, and a total of 68.11 +/- gross acres of land within the District remains unplatted. Consequently, the Assessment will be first allocated to the 185 platted residential lots in accordance with the apportionment reflected in Table 6, and such apportionment will total approximately \$3,038,569.35. The remainder of the Assessment, in the amount of approximately \$3,281,430.65 (\$6,320,000 minus \$3,038,569.35), will be apportioned on an equal pro-rata gross acre basis across the remaining unplatted gross acreage in the District, and thus the Assessment in the amount of approximately \$3,281,430.65 will be preliminarily levied on approximately 68.11 +/- gross acres at a rate of approximately \$48,178.40 per acre.

As more land is platted, the Assessment will be apportioned to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Assessment levied on unplatted gross acres within the District until such time that all of the Assessment is apportioned to platted parcels.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessment will be apportioned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different unit types.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Assessment per ERU preliminarily equals \$20,101.78 (\$6,320,000 in Assessment divided by 314.40 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and unit type within each and every parcel as signified by the number of ERUs.

As the land is platted, the Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Assessment to the platted parcel of land, the Assessment per ERU for land that remains unplatted within the District remains equal to \$20,101.78, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land, the Assessment per ERU for land that remain unplatted within the District equals less than \$20,101.78 (either as a result of a larger number of units, different units or both), then the per ERU Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land, the Assessment per ERU for land that remains unplatted within the District equals more than \$20,101.78 (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Assessment per ERU and \$20,101.78 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test

whether the amount of the Assessment per ERU for land that remains unplatted remains equal to \$20,101.78. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Assessment Roll

The Assessment of \$6,320,000 is proposed to be levied as described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Parkview at Long Lake Ranch

Community Development District

Development Plan

Unit Type	Number of Units
SF 50'	136
TH 18'	122
TH 24'	110
Total Residential	368

Table 2

Parkview at Long Lake Ranch

Community Development District

Capital Improvement Program

Improvement	Cost
Storm Water Management	\$4,378,928.23
Roadways	\$1,489,959.70
Water, Wastewater and Reclaimed Water	\$2,040,863.25
Recreation/Landscape/Hardscape	\$4,876,281.00
Professional Services	\$895,022.25
Contingency	\$2,052,158.16
Total	\$15,733,212.60

Table 3

Parkview at Long Lake Ranch

Community Development District

Preliminary Sources and Uses of Funds

	Amount
Sources	
Bond Proceeds:	
Par Amount	\$6,320,000.00
Premium	\$24,979.60
Total Sources	\$6,344,979.60
Uses	
Project Fund Deposits:	
Project Fund	\$5,590,146.43
Other Fund Deposits:	
Debt Service Reserve Fund	\$178,978.13
Capitalized Interest Fund	\$240,455.04
	<u>\$419,433.17</u>
Delivery Date Expenses:	
Costs of Issuance	\$209,000.00
Underwriter's Discount	\$126,400.00
	<u>\$335,400.00</u>
Total Uses	\$6,344,979.60

Table 4

Parkview at Long Lake Ranch

Community Development District

Improvements Benefit Allocation

Unit Type	Number of Units	ERU per Unit	Total ERU
SF 50'	136	1.00	136.00
TH 18'	122	0.75	91.50
TH 24'	110	0.79	86.90
Total			314.40

Table 5

Parkview at Long Lake Ranch

Community Development District

Capital Improvement Program Cost Allocation

Unit Type	Number of Units	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Bonds	Infrastructure Constructed by the Developer
SF 50'	136	\$6,805,715.37	\$2,992,913.61	\$3,812,801.77
TH 18'	122	\$4,578,845.27	\$1,351,359.18	\$3,227,486.09
TH 24'	110	\$4,348,651.96	\$1,245,873.64	\$3,102,778.31
Total	368	\$15,733,212.60	\$5,590,146.43	\$10,143,066.17

Table 6

Parkview at Long Lake Ranch

Community Development District

Improvements Assessment Apportionment

Unit Type	Number of Units	Total Assessment Apportionment	Assessment Apportionment per Unit	Annual Assessment Apportionment per Unit*
SF 50'	136	\$3,383,670.58	\$24,879.93	\$1,499.11
TH 18'	122	\$1,527,793.61	\$12,522.90	\$754.55
TH 24'	110	\$1,408,535.81	\$12,804.87	\$771.54
Total	368	\$6,320,000.00		

* Included costs of collection and assumes payment in March

Exhibit "A"
Assessment Roll

Parcel	Assessment
27 26 18 0000 00700 0010	\$2,917,683.75
27 26 18 0000 00700 0011	\$254,381.94
27 26 18 0000 00700 0012	\$109,364.96
27 26 18 0100 00100 0010	\$24,879.93
27 26 18 0100 00100 0020	\$24,879.93
27 26 18 0100 00100 0030	\$24,879.93
27 26 18 0100 00100 0040	\$24,879.93
27 26 18 0100 00100 0050	\$24,879.93
27 26 18 0100 00100 0060	\$12,804.87
27 26 18 0100 00100 0070	\$12,804.87
27 26 18 0100 00100 0080	\$12,522.90
27 26 18 0100 00100 0090	\$12,522.90
27 26 18 0100 00100 0100	\$12,522.90
27 26 18 0100 00100 0110	\$12,522.90
27 26 18 0100 00100 0120	\$12,804.87
27 26 18 0100 00100 0130	\$12,804.87
27 26 18 0100 00100 0140	\$12,804.87
27 26 18 0100 00100 0150	\$12,804.87
27 26 18 0100 00100 0160	\$12,804.87
27 26 18 0100 00100 0170	\$12,804.87
27 26 18 0100 00100 0180	\$12,804.87
27 26 18 0100 00100 0190	\$12,804.87
27 26 18 0100 00100 0200	\$12,804.87
27 26 18 0100 00100 0210	\$12,804.87
27 26 18 0100 00100 0220	\$24,879.93
27 26 18 0100 00100 0230	\$24,879.93
27 26 18 0100 00100 0240	\$24,879.93
27 26 18 0100 00100 0250	\$24,879.93
27 26 18 0100 00100 0260	\$24,879.93
27 26 18 0100 00100 0270	\$24,879.93
27 26 18 0100 00100 0280	\$24,879.93
27 26 18 0100 00100 0290	\$24,879.93
27 26 18 0100 00100 0300	\$24,879.93
27 26 18 0100 00100 0310	\$24,879.93
27 26 18 0100 00100 0320	\$24,879.93
27 26 18 0100 00100 0330	\$24,879.93
27 26 18 0100 00100 0340	\$24,879.93
27 26 18 0100 00100 0350	\$24,879.93
27 26 18 0100 00100 0360	\$24,879.93
27 26 18 0100 00100 0370	\$24,879.93
27 26 18 0100 00100 0380	\$24,879.93
27 26 18 0100 00100 0390	\$24,879.93
27 26 18 0100 00200 0010	\$12,804.87
27 26 18 0100 00200 0020	\$12,804.87

Exhibit "A"
Assessment Roll

Parcel	Assessment
27 26 18 0100 00200 0030	\$12,804.87
27 26 18 0100 00200 0040	\$12,804.87
27 26 18 0100 00200 0050	\$12,804.87
27 26 18 0100 00200 0060	\$12,804.87
27 26 18 0100 00200 0070	\$12,804.87
27 26 18 0100 00200 0080	\$12,804.87
27 26 18 0100 00200 0090	\$12,804.87
27 26 18 0100 00200 0100	\$12,804.87
27 26 18 0100 00200 0110	\$12,804.87
27 26 18 0100 00200 0120	\$12,804.87
27 26 18 0100 00500 0170	\$12,522.90
27 26 18 0100 00500 0180	\$12,522.90
27 26 18 0100 00500 0190	\$12,522.90
27 26 18 0100 00500 0200	\$12,522.90
27 26 18 0100 00500 0210	\$12,522.90
27 26 18 0100 00500 0220	\$12,522.90
27 26 18 0100 00500 0230	\$12,522.90
27 26 18 0100 00500 0240	\$12,522.90
27 26 18 0100 00500 0250	\$12,804.87
27 26 18 0100 00500 0260	\$12,804.87
27 26 18 0100 00500 0270	\$12,804.87
27 26 18 0100 00500 0280	\$12,804.87
27 26 18 0100 00500 0290	\$12,804.87
27 26 18 0100 00500 0300	\$12,804.87
27 26 18 0100 00500 0310	\$12,804.87
27 26 18 0100 00500 0320	\$12,804.87
27 26 18 0100 00500 0330	\$12,804.87
27 26 18 0100 00500 0340	\$12,804.87
27 26 18 0100 00500 0350	\$12,804.87
27 26 18 0100 00500 0360	\$12,804.87
27 26 18 0100 00500 0370	\$12,804.87
27 26 18 0100 00500 0380	\$12,804.87
27 26 18 0100 00500 0390	\$12,804.87
27 26 18 0100 00500 0400	\$12,804.87
27 26 18 0100 00500 0410	\$12,804.87
27 26 18 0100 00500 0420	\$12,804.87
27 26 18 0100 00500 0430	\$12,804.87
27 26 18 0100 00500 0440	\$12,804.87
27 26 18 0100 00500 0450	\$12,804.87
27 26 18 0100 00500 0460	\$12,804.87
27 26 18 0100 00500 0470	\$12,804.87
27 26 18 0100 00500 0480	\$12,804.87
27 26 18 0100 00500 0490	\$12,804.87
27 26 18 0100 00500 0500	\$12,804.87

Exhibit "A"
Assessment Roll

Parcel	Assessment
27 26 18 0100 00500 0510	\$12,804.87
27 26 18 0100 00500 0520	\$12,804.87
27 26 18 0100 00500 0530	\$12,804.87
27 26 18 0100 00500 0540	\$12,804.87
27 26 18 0100 00500 0550	\$12,804.87
27 26 18 0100 00500 0560	\$12,804.87
27 26 18 0100 00500 0570	\$12,804.87
27 26 18 0100 00500 0580	\$12,804.87
27 26 18 0100 00500 0590	\$12,804.87
27 26 18 0100 00500 0600	\$12,804.87
27 26 18 0100 00500 0610	\$12,804.87
27 26 18 0100 00500 0620	\$12,804.87
27 26 18 0100 00500 0630	\$12,522.90
27 26 18 0100 00500 0640	\$12,522.90
27 26 18 0100 00500 0650	\$12,522.90
27 26 18 0100 00500 0660	\$12,522.90
27 26 18 0100 00500 0670	\$12,522.90
27 26 18 0100 00500 0680	\$12,522.90
27 26 18 0100 00500 0690	\$12,522.90
27 26 18 0100 00500 0700	\$12,522.90
27 26 18 0100 00500 0710	\$12,522.90
27 26 18 0100 00500 0720	\$12,522.90
27 26 18 0100 00500 0730	\$12,522.90
27 26 18 0100 00500 0740	\$12,522.90
27 26 18 0100 00500 0750	\$12,522.90
27 26 18 0100 00500 0760	\$12,522.90
27 26 18 0100 00500 0770	\$12,522.90
27 26 18 0100 00500 0780	\$12,522.90
27 26 18 0100 00500 0790	\$12,522.90
27 26 18 0100 00500 0800	\$12,522.90
27 26 18 0100 00600 0010	\$12,522.90
27 26 18 0100 00600 0020	\$12,522.90
27 26 18 0100 00600 0030	\$12,522.90
27 26 18 0100 00600 0040	\$12,522.90
27 26 18 0100 00600 0050	\$12,522.90
27 26 18 0100 00600 0060	\$12,522.90
27 26 18 0100 00600 0070	\$12,522.90
27 26 18 0100 00600 0080	\$12,522.90
27 26 18 0100 00600 0090	\$12,522.90
27 26 18 0100 00600 0100	\$12,522.90
27 26 18 0100 00600 0110	\$12,522.90
27 26 18 0100 00600 0120	\$12,522.90
27 26 18 0100 00700 0010	\$12,522.90
27 26 18 0100 00700 0020	\$12,522.90

Exhibit "A"
Assessment Roll

Parcel	Assessment
27 26 18 0100 00700 0030	\$12,522.90
27 26 18 0100 00700 0040	\$12,522.90
27 26 18 0100 00700 0050	\$12,522.90
27 26 18 0100 00700 0060	\$12,522.90
27 26 18 0100 00700 0070	\$12,522.90
27 26 18 0100 00700 0080	\$12,522.90
27 26 18 0100 00700 0090	\$12,522.90
27 26 18 0100 00700 0100	\$12,522.90
27 26 18 0100 00700 0110	\$12,522.90
27 26 18 0100 00700 0120	\$12,522.90
27 26 18 0100 00800 0010	\$12,522.90
27 26 18 0100 00800 0020	\$12,522.90
27 26 18 0100 00800 0030	\$12,522.90
27 26 18 0100 00800 0040	\$12,522.90
27 26 18 0100 00800 0050	\$12,522.90
27 26 18 0100 00800 0060	\$12,522.90
27 26 18 0100 00800 0070	\$12,522.90
27 26 18 0100 00800 0080	\$12,522.90
27 26 18 0100 00800 0090	\$12,522.90
27 26 18 0100 00800 0100	\$12,522.90
27 26 18 0100 00800 0110	\$12,522.90
27 26 18 0100 00800 0120	\$12,522.90
27 26 18 0100 01000 0010	\$24,879.93
27 26 18 0100 01000 0020	\$24,879.93
27 26 18 0100 01000 0030	\$24,879.93
27 26 18 0100 01000 0040	\$24,879.93
27 26 18 0100 01000 0050	\$24,879.93
27 26 18 0100 01000 0060	\$24,879.93
27 26 18 0100 01000 0070	\$24,879.93
27 26 18 0100 01000 0080	\$24,879.93
27 26 18 0100 01000 0090	\$24,879.93
27 26 18 0100 01000 0100	\$24,879.93
27 26 18 0100 01000 0110	\$24,879.93
27 26 18 0100 01000 0120	\$24,879.93
27 26 18 0100 01000 0130	\$24,879.93
27 26 18 0100 01000 0140	\$24,879.93
27 26 18 0100 01000 0150	\$24,879.93
27 26 18 0100 01000 0160	\$24,879.93
27 26 18 0100 01000 0170	\$24,879.93
27 26 18 0100 01000 0180	\$24,879.93
27 26 18 0100 01000 0190	\$24,879.93
27 26 18 0100 01000 0200	\$24,879.93
27 26 18 0100 01000 0210	\$24,879.93
27 26 18 0100 01100 0010	\$24,879.93

Exhibit "A"
Assessment Roll

Parcel	Assessment
27 26 18 0100 01100 0020	\$24,879.93
27 26 18 0100 01100 0030	\$24,879.93
27 26 18 0100 01100 0040	\$24,879.93
27 26 18 0100 01100 0050	\$24,879.93
27 26 18 0100 01100 0060	\$24,879.93
27 26 18 0100 01100 0070	\$24,879.93
27 26 18 0100 01100 0080	\$24,879.93
27 26 18 0100 01100 0090	\$24,879.93
27 26 18 0100 01100 0100	\$24,879.93
27 26 18 0100 01100 0110	\$24,879.93
27 26 18 0100 01100 0120	\$24,879.93
27 26 18 0100 01100 0240	\$24,879.93
Total	\$6,320,000.00

Exhibit C: Engineer's Certificate

CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT SERIES 2020 PROJECT

August 14, 2023

Parkview at Long Lake Ranch Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

***Re: Certification of Completion
Parkview at Long Lake Ranch CDD – Series 2020 Project***

This certificate is furnished in accordance with the *Master Trust Indenture* dated October 1, 2020, as supplemented by that *First Supplemental Trust Indenture* dated October 1, 2020 between the Parkview at Long Lake Ranch Community Development District and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association (the “Indenture”), and is intended to evidence the completion of the Series 2020 Project undertaken by the Parkview at Long Lake Ranch Community Development District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Series 2020 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for.
- II. All other facilities necessary in connection with the Series 2020 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2020 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total cost of the Series 2020 Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in substantially no excess proceeds from the Series 2020 Bonds in the Acquisition and Construction Account.

CLEARVIEW LAND DESIGN, P.L.

CF

By: CHRISTOPHER FISHER
Title: SENIOR PROJECT MANAGER
Date: 8/18/2023

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of physical presence or online notarization this 18 day of August, 2023, by Chris Fisher, as SENIOR PROJECT MANAGER of Clearview Land Design, P.L. as District Engineer of the Parkview at Long Lake Ranch Community Development District, who is personally known to me or has produced _____ as identification.

Mary Robin Thiele

Notary Public, State of Florida

Print Name: Mary Robin Thiele
Commission No.: 97112024
My Commission Expires: HH 261676



**PARKVIEW AT LONG
LAKE RANCH**

COMMUNITY DEVELOPMENT DISTRICT

9B

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **MATTAMY TAMPA/SARASOTA LLC**, a Delaware limited liability company, whose mailing address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “**Landowner**”) paid by the **PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**, an independent district of the State of Florida, whose address is c/o 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“**District**”), for good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

1. The stormwater infrastructure and drainage improvements located on all portions of the real property described in **Exhibit A**, attached hereto and made a part hereof, situated, lying and being in Pasco County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

AND the Landowner does hereby covenant to and with the District, its successors, and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that the Landowner has good right to sell said personal property and assets; that all contractors, subcontractors, and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that the Landowner will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors, and assigns, against the lawful claims and demands of all persons whosoever.

[Signature page follows]

IN WITNESS WHEREOF, the Landowner has caused this instrument to be executed in its name this ____ day of _____ 2023.

MATTAMY TAMPA/SARASOTA LLC,
a Delaware limited liability company

By: _____
Its: _____

EXHIBIT A

Tract B-2B, as shown on the plat of PARKVIEW AT LONG LAKE RANCH PHASE 2A recorded in Plat Book 86, Pages 42-46, of the Official Records of Pasco County, Florida

This instrument was prepared by and upon recording should be returned to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

QUITCLAIM DEED

This Indenture made this ___ day of _____, 2023 by and between **MATTAMY TAMPA/SARASOTA LLC**, a Delaware limited liability company, hereinafter referred to as “Grantor,” whose address is 4901 Vineland Road, Suite 450, Orlando, FL 32811, and **PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**, an independent district of the State of Florida, hereinafter referred to as “Grantee,” whose address is c/o 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, releases and forever quitclaims unto Grantee, his heirs and assigns forever, all right, title, and interest which Grantor may have in and to that certain tract or parcel of land situated in Pasco County, Florida described as follows:

Tract B-2B, as shown on the plat of PARKVIEW AT LONG LAKE RANCH PHASE 2A, recorded in Plat Book 86, Pages 42-46, of the Official Records of Pasco County, Florida.

As used herein, the terms “Grantor” and “Grantee” shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature page follows]

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESESS:

MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company

Witness Name: _____
By: _____
Name: _____
Title: _____

Witness Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2023 by _____, as _____ of **MATTAMY TAMPA/SARASOTA LLC**, a Delaware limited liability company, on behalf of the company. He/she has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Parkview at Long Lake Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Tom Griggs	Seat 3	222 Votes
Chad Whaley	Seat 4	221 Votes
Billy Hierlihy	Seat 5	222 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Tom Griggs	Seat 3	4-Year Term
Chad Whaley	Seat 4	2-Year Term
Billy Hierlihy	Seat 5	4-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August, 2023.

Attest:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	General Fund	Debt Service Fund Series 2020	Capital Projects Fund Series 2020	Total Governmental Funds
ASSETS				
Cash	\$ 75,374	\$ -	\$ -	\$ 75,374
Investments				
Revenue	-	130,585	-	130,585
Reserve	-	178,978	-	178,978
Construction	-	-	2	2
Undeposited funds	800	-	-	800
Total assets	<u>\$ 76,174</u>	<u>\$ 309,563</u>	<u>\$ 2</u>	<u>\$ 385,739</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Landowner advance	\$ 6,000	\$ -	\$ -	\$ 6,000
Total liabilities	<u>6,000</u>	<u>-</u>	<u>-</u>	<u>6,000</u>
Fund balances:				
Restricted for:				
Debt service	-	309,563	-	309,563
Capital projects	-	-	2	2
Assigned:				
Working capital	11,846	-	-	11,846
Unassigned	58,328	-	-	58,328
Total fund balances	<u>70,174</u>	<u>309,563</u>	<u>2</u>	<u>379,739</u>
Total liabilities and fund balances	<u>\$ 76,174</u>	<u>\$ 309,563</u>	<u>\$ 2</u>	<u>\$ 385,739</u>

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 105,902	\$ 105,818	100%
Interest and miscellaneous	800	800	-	N/A
Total revenues	<u>800</u>	<u>106,702</u>	<u>105,818</u>	101%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	716	2,060	20,000	10%
Engineering	-	-	3,000	0%
Audit	2,000	4,500	4,500	100%
Arbitrage rebate calculation	-	750	750	100%
Dissemination agent	83	750	1,000	75%
Trustee	-	4,031	4,500	90%
Telephone	17	150	200	75%
Postage	90	142	500	28%
Printing & binding	42	375	500	75%
Legal advertising	-	539	1,500	36%
Annual special district fee	-	175	175	100%
Insurance	-	5,563	5,822	96%
Contingencies/bank charges	11	88	500	18%
Website hosting & maintenance	-	705	705	100%
Meeting room	258	258	1,600	16%
Website ADA compliance	-	-	210	0%
Property appraiser	-	-	150	0%
Appraisal	150	150	-	N/A
Tax collector	-	2,117	2,205	96%
Total expenditures	<u>7,367</u>	<u>58,353</u>	<u>95,817</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(6,567)	48,349	10,001	
Fund balances - beginning	<u>76,741</u>	<u>21,825</u>	<u>1,845</u>	
Fund balance - ending (projected)				
Assigned				
Working capital	11,846	11,846	11,846	
Unassigned	58,328	58,328	-	
Fund balances - ending	<u>\$ 70,174</u>	<u>\$ 70,174</u>	<u>\$ 11,846</u>	

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ -	\$ 365,824	\$ 365,571	100%
Interest	1,204	8,940	-	N/A
Total revenues	<u>1,204</u>	<u>374,764</u>	<u>365,571</u>	103%
EXPENDITURES				
Debt service				
Principal	-	125,000	125,000	100%
Interest	-	230,831	230,831	100%
Total debt service	<u>-</u>	<u>355,831</u>	<u>355,831</u>	100%
Other fees & charges				
Tax collector	-	7,315	7,616	96%
Total other fees and charges	<u>-</u>	<u>7,315</u>	<u>7,616</u>	96%
Total expenditures	<u>-</u>	<u>363,146</u>	<u>363,447</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,204	11,618	2,124	
Fund balances - beginning	<u>308,359</u>	<u>297,945</u>	<u>294,940</u>	
Fund balances - ending	<u><u>\$ 309,563</u></u>	<u><u>\$ 309,563</u></u>	<u><u>\$ 297,064</u></u>	

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>2</u>	<u>2</u>
Fund balances - ending	<u><u>\$ 2</u></u>	<u><u>\$ 2</u></u>

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District held a Regular Meeting on April 17, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present were:

Tim Murray	Chair
Tom Griggs	Assistant Secretary
Billy Hierlihy	Assistant Secretary

Also present, were:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Lindsay Whelan (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 2:04 p.m. She noted that the meeting was scheduled to commence at 10:00 a.m., but was delayed; notice of the delay, with the start time, was posted on the meeting room door.

Supervisors Murray, Griggs and Hierlihy were present, in person. Supervisors McCraw and Whaley were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Tom Griggs [SEAT 3], Chad Whaley [SEAT 4] and Billy Hierlihy [SEAT 5] (the following will be provided in a separate package)

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The Oath of Office was administered to Mr. Billy Hierlihy before the meeting. Mr. Chad Whaley had his Oath of Office administered and submitted the notarized Oath to Management.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tom Griggs. She provided and explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-01. The following state was nominated:

Chair	Tim Murray
Vice Chair	Mac McCraw
Assistant Secretary	Tom Griggs
Assistant Secretary	Chad Whaley
Assistant Secretary	Billy Hierlihy
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Jamie Sanchez

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2023-02. She and Ms. Cerbone reviewed the proposed Fiscal Year 2024 budget, including any increases, decreases and adjustments compared to the Fiscal Year 2023 budget and explained the reasons for any changes. The following changes were made:

Page 1, "Contingencies/bank charges" line item: Split into two line items, as follows:

"Contingencies"	\$9,500
"Bank charges"	\$ 500

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 21, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date; was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2023.

On MOTION by Mr. Murray and seconded by Mr. Hierlihy, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

- 109 A. August 15, 2022 Public Hearing and Regular Meeting
- 110 B. November 1, 2022 Landowners' Meeting

111

112 On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the
 113 August 15, 2022 Public Hearing and Regular Meeting and the November 1,
 114 2022 Landowners' Meeting Minutes, as presented, were approved.

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117 EIGHTH ORDER OF BUSINESS

Staff Reports

118

- 119 A. District Counsel: Kutak Rock LLP

120 Ms. Whelan stated that the legislative session is underway and updates will be provided
 121 when necessary.

- 122 B. District Engineer: Clearview Land Design, P.E.

123 There was no report.

- 124 C. District Manager: Wrathell, Hunt and Associates, LLC

- 125 • NEXT MEETING DATE: May 15, 2023 at 10:00 AM

- 126 ○ QUORUM CHECK

127

128 NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

129

130 Discussion ensued regarding finding residents interested in serving on the CDD Board.

131

132 TENTH ORDER OF BUSINESS

Public Comments

133

134 There were no public comments.

135

136 ELEVENTH ORDER OF BUSINESS

Adjournment

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139 On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the
 140 meeting adjourned at 2:21 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Daphne Gillyard, Director
Wrathell, Hunt and Associates, LLC
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Abbott Square Community Development District	85
• Avalon Park West Community Development District	193
• Heritage Pines Community Development District	2,034
• Parkview at Long Lake Ranch Community Development District	236
• PTC Community Development District	3
• Silverado Community Development District	814
• Summerstone Community Development District	347
• Towns at Woodsdale Community Development District	0
• TSR Community Development District	4,831
• Westwood of Pasco Community Development District	0
• Whispering Pines Community Development District	0
• Woodcreek Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2022 CANCELED	Regular Meeting	10:00 AM
November 1, 2022	Landowners' Meeting	10:00 AM
November 21, 2022 CANCELED	Regular Meeting	10:00 AM
December 19, 2022 CANCELED	Regular Meeting	10:00 AM
January 9, 2023* CANCELED	Regular Meeting	10:00 AM
February 20, 2023 CANCELED	Regular Meeting	10:00 AM
March 20, 2023 CANCELED	Regular Meeting	10:00 AM
April 17, 2023	Regular Meeting	10:00 AM <i>delayed to 2:00 PM</i>
May 15, 2023 CANCELED	Regular Meeting	10:00 AM
June 19, 2023 CANCELED	Regular Meeting	10:00 AM
July 17, 2023 CANCELED	Regular Meeting	10:00 AM
August 21, 2023	Public Hearing & Regular Meeting	10:00 AM
September 18, 2023	Regular Meeting	10:00 AM

Exception

* January meeting date is one week earlier to accommodate the Martin Luther King Jr. Holiday