

**PARKVIEW AT LONG LAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2026**

**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 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 109,572				\$ 109,647
Allowable discounts (4%)	(4,383)				(4,386)
Assessment levy: on-roll - net	105,189	\$101,222	\$ 3,967	\$ 105,189	105,261
Total revenues	105,189	101,222	3,967	105,189	105,261
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	647	5,812	6,459	6,459
Management fee	48,000	20,000	28,000	48,000	48,000
Legal	20,000	1,748	18,252	20,000	20,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	4,700	4,700	-	4,700	4,700
Arbitrage rebate calculation	750	750	-	750	750
Dissemination agent	1,000	416	584	1,000	1,000
Trustee	4,500	4,031	469	4,500	4,500
Telephone	200	83	117	200	200
Postage	500	34	466	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	509	991	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,400	6,016	-	6,016	7,268
Contingencies/bank charges	500	906	594	1,500	1,500
Other contingencies	2,550	-	2,550	2,550	2,550
Website hosting & maintenance	705	-	705	705	705
Meeting room	1,200	766	250	1,016	600
Website ADA compliance	210	-	210	210	210
Property appraiser	150	-	150	150	150
Tax collector	2,191	2,022	169	2,191	2,193
Total expenditures	105,190	43,011	62,611	105,622	106,460
Excess/(deficiency) of revenues over/(under) expenditures	(1)	58,211	(58,644)	(433)	(1,199)
Fund balance - beginning (unaudited)	50,141	83,572	141,783	83,572	83,139
Fund balance - ending (projected)					
Assigned					
Working capital	31,098	31,098	31,098	31,098	32,066
Future stormwater reporting	5,000	5,000	5,000	5,000	5,000
Unassigned	14,042	105,685	47,041	47,041	44,874
Fund balance - ending	\$ 50,140	\$ 141,783	\$ 83,139	\$ 83,139	\$ 81,940

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management fee	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (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.	
Legal	20,000
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.	
Engineering	3,000
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.	
Audit	4,700
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,268
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Other contingencies	2,550
Website hosting & maintenance	705
Meeting room	600
Website ADA compliance	210
Property appraiser	150
Tax collector	2,193
Total expenditures	<u><u>\$ 106,460</u></u>

**PARKVIEW AT LONG LAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 380,803				\$ 380,803
Allowable discounts (4%)	(15,232)				(15,232)
Net assessment levy - on-roll	365,571	\$ 351,876	\$ 13,695	\$ 365,571	365,571
Interest	-	6,444	-	6,444	-
Total revenues	365,571	358,320	13,695	372,015	365,571
<b>EXPENDITURES</b>					
Principal	135,000	-	135,000	135,000	135,000
Interest	224,456	112,228	112,228	224,456	221,081
Tax collector	7,616	7,031	585	7,616	7,616
Total expenditures	367,072	119,259	247,813	367,072	363,697
Excess/(deficiency) of revenues over/(under) expenditures	(1,501)	239,061	(234,118)	4,943	1,874
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	2	-	2	-
Total other financing sources/(uses)	-	2	-	2	-
Net increase/(decrease) in fund balance	(1,501)	239,063	(234,118)	4,945	1,874
Fund balance:					
Beginning fund balance (unaudited)	320,066	335,342	574,405	335,342	340,287
Ending fund balance (projected)	\$318,565	\$574,405	\$ 340,287	\$ 340,287	342,161
Use of fund balance:					
Debt service reserve account balance (required)					(178,978)
Interest expense - November 1, 2025					(108,431)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 54,752

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,940,000.00</b>		<b>3,780,575.04</b>	<b>9,720,575.04</b>	

**PARKVIEW AT LONG LAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2026**

<b>On-Roll Assessments</b>						
Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25	
		GF	DSF	GF & DSF	Assessment	
122	TH 18'	\$ 297.95	\$754.55	\$ 1,052.50	\$	1,052.30
110	TH 24'	297.95	\$771.54	1,069.49		1,069.29
136	SF 50'	297.95	\$1,499.11	1,797.06		1,796.86
368						