

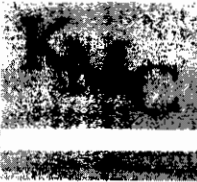
**PARKLANDS WEST COMMUNITY
DEVELOPMENT DISTRICT
BASIC FINANCIAL STATEMENTS**

September 30, 2004

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BASIC FINANCIAL STATEMENTS
 September 30, 2004**

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Parklands West Community Development District
Bonita Springs, Florida

We have audited the accompanying statement of net assets and balance sheet of the governmental activities and major funds of Parklands West Community Development District (the District) as of September 30, 2004, and the statement of activities, statements of revenues, expenditures and changes in fund balances and revenues, expenditures and change in fund balance - budget and actual - General Fund for the year then ended, as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and major funds of the Parklands West Community Development District as of September 30, 2004, and the changes in its financial position and budgetary comparison for the General Fund for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

As discussed in Note 2 to the basic financial statements, effective October 1, 2003, Parklands West Community Development District adopted Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - For State and Local Governments*, and other related pronouncements.

In accordance with Government Auditing Standards, we have also issued our report dated January 14, 2005, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations and contracts. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of our audit.

Parklands West Community Development District

Management's Discussion and Analysis is not a required part of the basic financial statements, but is supplementary information required by the GASB. We have applied certain limited procedures, which consist principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Keefe, McCullough & Co., LLP

KEEFE, McCULLOUGH & CO., LLP

Fort Lauderdale, Florida
January 14, 2005

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2004**

Our discussion and analysis of Parklands West Community Development District's (the District) financial performance provides an overview of the District's financial activities for the year ended September 30, 2004. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion. Because the District is implementing new reporting standards for this fiscal year with significant changes in content and structure, much of the information is not easily comparable to prior years. However, in future years, comparisons will be more meaningful and will go further in explaining the District's financial position and results of operations.

FINANCIAL HIGHLIGHTS

The following are the highlights of financial activity for the year ended September 30, 2004:

- The District's total net assets exceeded its liabilities at September 30, 2004 by \$ 5,279,502.
- The District's total revenues were \$ 3,552,750, \$ 3,534,809 from non-ad valorem assessments, and \$ 17,941 from investment income. The District's expenses for this year were \$ 1,586,064.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements, which consist of the following two 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 assets presents information on all the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets 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 District's net assets changed during the year. All changes in net assets 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 can be found on pages 7 and 8 of this report.

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 has only one fund type: governmental funds.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2004**

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 balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government'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 statement of revenues, expenditures and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements can be found on pages 9 through 13 of this report.

Notes to Basic Financial Statements

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 14 through 21 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net assets may serve over time as a useful indicator of financial position. The following table reflects the condensed government-wide statement of net assets as of September 30, 2004.

Parklands West Community Development District Statement of Net Assets	
Current and other assets	\$ 2,911,295
Capital assets	<u>15,978,604</u>
Total assets	<u>18,889,899</u>
Other liabilities	470,397
Long-term liabilities	<u>13,140,000</u>
Total liabilities	<u>13,610,397</u>
Net assets:	
Invested in capital assets, net of related debt	3,002,453
Restricted	2,218,751
Unrestricted	<u>58,298</u>
Total net assets	\$ <u>5,279,502</u>

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2004**

Governmental Activities

Governmental activities increased the District's net assets by \$ 1,966,686, as reflected in the table below:

Parklands West Community Development District
Statement of Activities

REVENUES:	
Program revenue:	
Non-ad valorem assessments	\$ 3,534,809
General revenue:	
Investment income	<u>17,941</u>
Total revenues	<u>3,552,750</u>
EXPENSES:	
Interest expense	1,003,191
Physical environment	434,605
General government	95,444
Other debt service costs	<u>52,824</u>
Total expenses	<u>1,586,064</u>
Change in net assets	1,966,686
NET ASSETS, October 1, 2003, as restated	<u>3,312,816</u>
NET ASSETS, September 30, 2004	\$ <u>5,279,502</u>

ANALYSIS OF THE GOVERNMENTAL FUNDS

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year. The General, Debt Service and Capital Project Funds comprise the total governmental funds.

As of the end of the most current fiscal year, the District's governmental funds reported combined ending fund balance of approximately \$ 2,600,000, a decrease of approximately \$ 95,000 as compared to the total balance on October 1, 2003.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2004**

CAPITAL ASSETS AND DEBT ADMINISTRATION

The District's capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2004 amounts to \$15,978,604, and consists of land and improvements, and infrastructure.

At the end of the year, the District had total bonded debt outstanding of \$ 13,270,000. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

Additional information on the District's long-term debt can be found in Note 5 on pages 19 and 20 of this report.

GENERAL FUND BUDGETARY HIGHLIGHTS

There were no amendments to the September 30, 2004 budget. Revenues were over, while expenditures were under the adopted budget for the year. There were no significant variances between the budgeted and actual amounts.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Revenues and expenditures from the fiscal year 2005 adopted budget for all the funds of the District total approximately \$ 1,200,000, a decrease of 46% over the prior year. The major changes occur in the Debt Service Fund, which projects a reduction in interest expense of approximately \$ 134,000 and no required bond prepayments.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Parklands West Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Parklands West Community Development District, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**BASIC
FINANCIAL STATEMENTS**

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
September 30, 2004

	<u>Governmental Activities</u>
ASSETS:	
Cash	\$ 1,756,778
Accrued interest receivable	5,377
Accounts receivable	116
Prepaid expenses	1,825
Investments	853,816
Capital assets:	
Non-depreciable	3,666,000
Depreciable, net	12,312,604
Unamortized bond issuance costs	<u>293,383</u>
Total assets	<u>18,889,899</u>
 LIABILITIES:	
Accounts payable	77
Accrued interest payable	300,150
Due to Developer	40,170
Bonds payable, due within one year	130,000
Bonds payable, due in more than one year	<u>13,140,000</u>
Total liabilities	<u>13,610,397</u>
 NET ASSETS:	
Invested in capital assets, net of related debt	3,002,453
Restricted for:	
Debt service	2,218,751
Unrestricted	<u>58,298</u>
Total net assets	\$ <u><u>5,279,502</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2004

	<u>Program Revenues</u>			<u>Governmental Activities</u>	
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net Revenue and Change in Net Assets</u>	
FUNCTIONS/PROGRAMS:					
Governmental Activities:					
Interest expense	\$ 1,003,191	\$ 3,432,761	\$ --	\$ --	\$ 2,429,570
Physical environment	434,605	102,048	--	--	(332,557)
General government	95,444	--	--	--	(95,444)
Other debt service costs	<u>52,824</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(52,824)</u>
 Total governmental activities	 \$ <u>1,586,064</u>	 \$ <u>3,534,809</u>	 \$ <u>--</u>	 \$ <u>--</u>	 1,948,745
 General revenues:					
Investment income					<u>17,941</u>
Change in net assets					1,966,686
Net assets, October 1, 2003, as restated (Note 2)					<u>3,312,816</u>
Net assets, September 30, 2004					\$ <u>5,279,502</u>

The accompanying notes to basic financial statements are an integral part of these statements.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
September 30, 2004

A S S E T S

	Major Governmental Funds			Total Governmental Funds
	General Fund	Debt Service Fund	Capital Projects Fund	
ASSETS:				
Cash	\$ 96,451	\$ 1,659,861	\$ 466	\$ 1,756,778
Accrued interest receivable	118	5,259	--	5,377
Accounts receivable	116	--	--	116
Prepaid expenditures	1,825	--	--	1,825
Investments	--	853,816	--	853,816
Due from other funds	35	--	--	35
Total assets	\$ 98,545	\$ 2,518,936	\$ 466	\$ 2,617,947

L I A B I L I T I E S A N D F U N D B A L A N C E S

LIABILITIES:				
Accounts payable	\$ 77	\$ --	\$ --	\$ 77
Due to other funds	--	35	--	35
Due to Developer	40,170	--	--	40,170
Total liabilities	40,247	35	--	40,282
FUND BALANCES:				
Reserved for debt service	--	2,518,901	--	2,518,901
Reserved for capital projects	--	--	466	466
Reserved for prepaid expenditures	1,825	--	--	1,825
Unreserved	56,473	--	--	56,473
Total fund balances	58,298	2,518,901	466	2,577,665
Total liabilities and fund balances	\$ 98,545	\$ 2,518,936	\$ 466	\$ 2,617,947

The accompanying notes to basic financial statements are an integral part of these statements.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET ASSETS
September 30, 2004**

**AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE
STATEMENT OF NET ASSETS ARE DIFFERENT BECAUSE:**

Total fund balances of governmental funds in the balance sheet, page 9	\$ 2,577,665
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	16,704,155
Less accumulated depreciation	(725,551)
Other assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Deferred charge on bond issuance costs (to be amortized over the life of the debt)	460,660
Less accumulated amortization	(167,277)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(300,150)
Governmental revenue bonds payable	(13,270,000)
NET ASSETS OF GOVERNMENTAL ACTIVITIES, PAGE 7	\$ <u>5,279,502</u>

The accompanying notes to basic financial statements are an integral part of these statements.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2004

	Major Governmental Funds			Total Governmental Funds
	General Fund	Debt Service Fund	Capital Projects Fund	
REVENUES:				
Non-ad valorem assessments	\$ 102,048	\$ 3,432,761	\$ --	\$ 3,534,809
Investment income	<u>861</u>	<u>17,080</u>	<u>--</u>	<u>17,941</u>
Total revenues	<u>102,909</u>	<u>3,449,841</u>	<u>--</u>	<u>3,552,750</u>
EXPENDITURES:				
Current:				
General government	72,004	23,394	46	95,444
Debt service:				
Principal	--	2,545,000	--	2,545,000
Interest	<u>--</u>	<u>1,006,785</u>	<u>--</u>	<u>1,006,785</u>
Total expenditures	<u>72,004</u>	<u>3,575,179</u>	<u>46</u>	<u>3,647,229</u>
Excess (deficiency) of revenues over expenditures	30,905	(125,338)	(46)	(94,479)
FUND BALANCES, October 1, 2003	<u>27,393</u>	<u>2,644,239</u>	<u>512</u>	<u>2,672,144</u>
FUND BALANCES, September 30, 2004	\$ <u><u>58,298</u></u>	\$ <u><u>2,518,901</u></u>	\$ <u><u>466</u></u>	\$ <u><u>2,577,665</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2004**

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS, PAGE 11	\$ (94,479)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.	
Less current year provision for depreciation	(434,605)
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.	2,545,000
Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:	
Change in accrued interest payable	3,594
Provision for amortization of bond issuance costs	<u>(52,824)</u>
CHANGES IN NET ASSETS OF GOVERNMENTAL ACTIVITIES, PAGE 8	\$ <u>1,966,686</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND
BALANCE - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2004**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES:			
Non-ad valorem assessments	\$ 101,281	\$ 102,048	\$ 767
Investment income	<u>--</u>	<u>861</u>	<u>861</u>
Total revenues	<u>101,281</u>	<u>102,909</u>	<u>1,628</u>
EXPENDITURES:			
Current:			
General government:			
Professional fees	58,500	52,000	6,500
Operating expenditures	32,975	16,129	16,846
Board of Supervisor's fees	4,306	3,875	431
Engineering	5,000	--	5,000
Capital outlay	<u>500</u>	<u>--</u>	<u>500</u>
Total expenditures	<u>101,281</u>	<u>72,004</u>	<u>29,277</u>
Excess of revenues over expenditures	--	30,905	30,905
FUND BALANCE, October 1, 2003	<u>--</u>	<u>27,393</u>	<u>27,393</u>
FUND BALANCE, September 30, 2004	\$ <u><u>--</u></u>	\$ <u><u>58,298</u></u>	\$ <u><u>58,298</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 1 - ORGANIZATION AND OPERATIONS

The District was established on November 15, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a community development district. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Parklands West Community Development District. The District operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors, who are elected on a rotating basis for four-year terms.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below:

The financial reporting entity:

The criteria used for including component units consists of identification of legally separate organizations for which the Board of Supervisors of the District are financially accountable. This criteria also includes identification of organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's basic financial statements to be misleading or incomplete. Based upon this review, there were no potential component units of the District.

Basis of presentation:

FINANCIAL STATEMENTS - GOVERNMENT-WIDE STATEMENTS

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. All of the District's activities are classified as governmental activities.

In the government-wide statement of net assets, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations, when and if applicable. The effect of interfund activity has been eliminated from the government-wide financial statements.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. For the year ended September 30, 2004, the District had \$ 3,534,809 in program revenues.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net assets resulting from the current year's activities.

FINANCIAL STATEMENTS - FUND FINANCIAL STATEMENTS

The accounts of the District are organized on the basis of funds. The operations of the funds are accounted for with separate self-balancing accounts that comprise their assets, liabilities, fund equity, revenues and expenditures.

The District reports the following major governmental funds:

General Fund - This fund is used to account for all operating activities of the District. At this time, revenues are derived principally from non-ad valorem assessments and investment income.

Debt Service Fund - This fund is used to account for the accumulation of resources for and the payment of long-term debt principal and interest.

Capital Projects Fund - This fund is used to account for financial resources segregated for the acquisition or construction of capital facilities other than those financed by enterprise operations, if applicable.

Measurement focus, basis of accounting and presentation:

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current year.

Encumbrances:

The District does not utilize encumbrance accounting.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Budget:

A budget is adopted for the General Fund and Debt Service Fund on an annual basis. Appropriations lapse at fiscal year end. Changes or amendments to the total budgeted expenditures of the District must be approved by the District Board of Supervisors.

The District prepared the annual budgets on the modified accrual basis of accounting which is consistent with generally accepted accounting principles.

Investments:

Investments are stated at their fair value.

Prepaid expenses/expenditures:

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

Capital assets:

Capital assets, which include land and improvements and infrastructure, are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 750 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Depreciation on all capital assets is charged to operations using the straight-line method over the assets' estimated service lives, ranging from 10-30 years.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

GASB 34 encourages but does not require certain governments to retroactively report infrastructure assets. The District has elected not to retroactively report any unrecorded infrastructure that may exist.

Maintenance assessments:

The District levied a non-ad valorem maintenance assessment on all platted lots within the District. Maintenance assessments are levied each November 1. The fiscal year for which taxes are levied begins on October 1 with a maximum discount available for payments through November 30 and becomes delinquent on April 1. The Lee County, Florida, Tax Collector's Office bills and collects maintenance taxes on behalf of the District. The maintenance assessment represents the amount collected from each lot owner for operating and maintenance expenditures of the District.

Special assessments:

The District is required to impose special assessments on each parcel of benefitted land within the District in accordance with the bond indenture. Certain assessments are collected upon closing on each lot sold and are used to prepay a portion of the bonds and to pay a portion of the interest owed. The District must also levy and collect additional annual assessments to provide funds for additional debt service on the portion of the bonds which are not paid for from the prepaid assessments.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Equity classifications:

Government-wide statements

Equity is classified as net assets and displayed in three components:

- a. Invested in capital assets, net of related debt - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted net assets - consists of net assets with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net assets - all other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

Fund statements

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

Bond issuance costs:

Bond issuance costs are amortized over the life of the applicable bond issue using the straight-line method.

Change in accounting principle:

Effective October 1, 2003, the District adopted the financial reporting requirements of GASB Statement No. 34, "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments" and related pronouncements. As a result, beginning net assets for governmental activities have been restated to reflect the following changes:

Total fund balances - governmental funds, September 30, 2003, as previously reported	\$ 2,672,144
Capital assets, less accumulated depreciation	16,413,209
Bond issuance costs, less accumulated amortization	346,207
Long-term liabilities	(16,118,744)
Total net assets - governmental activities, September 30, 2003, as restated	\$ <u>3,312,816</u>

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 3 - CASH AND INVESTMENTS

Florida Statutes provide that each special district may deposit its public funds in the Florida State Board of Administration Local Government Investment Pool or in banks and savings associations that participate in the Florida Multiple Financial Institution Collateral Pool. All such deposits are classified as fully insured. Florida Statutes also provide that special districts may invest in securities limited to obligations of the United States Government, mortgage backed securities guaranteed by the United States Government and in mutual funds which invest in only the aforementioned securities. All deposits at the end of the year were in compliance with statutes.

The District's investments are categorized in the following table to give an indication of the level of risk assumed by the District at year end. Category 1 includes insured or registered investments or investments for which the securities are held by the District or its agent in the District's name. Category 2 includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent in the District's name. Category 3 includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent but not in the District's name.

The following is a schedule of the District's cash and investments at September 30, 2004:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Category</u>
Cash:				
Bank repurchase agreement	\$ 96,451	\$ --	\$ 96,451	
United States Treasury Securities money market fund	<u>--</u>	<u>1,660,327</u>	<u>1,660,327</u>	
Total cash	96,451	1,660,327	1,756,778	
Investments:				
Commercial paper	<u>--</u>	<u>853,816</u>	<u>853,816</u>	2
Total cash and investments	\$ <u>96,451</u>	\$ <u>2,514,143</u>	\$ <u>2,610,594</u>	

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 4 - CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2004 was as follows:

	<u>Balance October 1, 2003</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2004</u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	\$ 3,666,000	\$ --	\$ --	\$ 3,666,000
Total capital assets, not being depreciated	<u>3,666,000</u>	<u>--</u>	<u>--</u>	<u>3,666,000</u>
Capital assets, being depreciated:				
Infrastructure	<u>13,038,155</u>	<u>--</u>	<u>--</u>	<u>13,038,155</u>
Total capital assets being depreciated	<u>13,038,155</u>	<u>--</u>	<u>--</u>	<u>13,038,155</u>
Total capital assets	<u>16,704,155</u>	<u>--</u>	<u>--</u>	<u>16,704,155</u>
Less accumulated depreciation for:				
Infrastructure	<u>290,946</u>	<u>434,605</u>	<u>--</u>	<u>725,551</u>
Total accumulated depreciation	<u>290,946</u>	<u>434,605</u>	<u>--</u>	<u>725,551</u>
Total capital assets, being depreciated, net	<u>12,747,209</u>	<u>(434,605)</u>	<u>--</u>	<u>12,312,604</u>
Governmental activities capital assets, net	\$ <u>16,413,209</u>	\$ <u>(434,605)</u>	\$ <u>--</u>	\$ <u>15,978,604</u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u>434,605</u>

NOTE 5 - LONG-TERM DEBT

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2004 is comprised of the following:

\$ 10,680,000 Special Assessment Revenue Bonds, Series 2001A; due in annual installments through 2032; interest payable semi-annually at 6.90%.	\$ 10,440,000
\$10,315,000 Special Assessment Revenue Bonds, Series 2001B; principal due in one lump sum payment in 2006; interest payable semi-annually at 6.00%.	<u>2,830,000</u>
	\$ <u>13,270,000</u>

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 5 - LONG-TERM DEBT (continued)

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2004:

	<u>Balance October 1, 2003</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2004</u>	<u>Due Within One Year</u>
Special Assessment Revenue Bonds, Series 2001A	\$ 10,565,000	\$ --	\$ 125,000	\$ 10,440,000	\$ 130,000
Special Assessment Revenue Bonds, Series 2001B	<u>5,250,000</u>	<u>--</u>	<u>2,420,000</u>	<u>2,830,000</u>	<u>--</u>
	<u>\$ 15,815,000</u>	<u>\$ --</u>	<u>\$ 2,545,000</u>	<u>\$ 13,270,000</u>	<u>\$ 130,000</u>

b. **Summary of Significant Debt Terms of Governmental Activities**

\$ 10,680,000 Special Assessment Revenue Bonds, Series 2001A - The District previously issued \$ 10,680,000 in Special Assessment Revenue Bonds, Series 2001A for the purpose of funding certain capital projects within the boundaries of the District. The bonds bear interest at 6.90% and mature in May 2032. Interest is payable semi-annually on the first day of each May and November. The Bonds are secured by the pledge of revenues derived from the collection of non-ad valorem special assessments.

The District is required by the bond indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments are restricted and applied to the debt service requirements of the bond issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for the payment of principal and interest on the bonds as it becomes due.

The bonds are subject to mandatory redemption at par on a schedule of annual redemptions through May 2032, the maturity date. The District is required to redeem the bonds at par prior to the schedule from the proceeds of any assessments prepaid in full, or moneys received as a result of condemnation or destruction of the project. The bonds are subject to redemption at the option of the District at a premium from May 2011 through April 2012 and at a par on or after May 2012.

The indenture requires a reserve fund equal to eight percent (8%) of the bonds outstanding at September 30, 2004. The reserve fund account balance was sufficient to satisfy this requirement.

\$ 10,315,000 Special Assessment Revenue Bonds, Series 2001B - The District previously issued \$ 10,315,000 in Special Assessment Revenue Bonds, Series 2001B for the purpose of funding certain capital projects within the boundaries of the District. The bonds bear interest at 6.00%, and mature in May 2006. Interest is payable semi-annually on the first day of each May and November. The bonds are secured by the pledge of revenues derived from the collection of non-ad valorem special assessments.

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
September 30, 2004

NOTE 5 - LONG-TERM DEBT (continued)

The District is required by the bond indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments are restricted and applied to the debt service requirements of the bond issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for the payment of principal and interest on the bonds as it becomes due.

The Series 2001B Bonds are not subject to redemption at the option of the District prior to their maturity, but the Series 2001B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The indenture requires a reserve fund equal to 7.23% of the bonds outstanding at September 30, 2004. The reserve fund account balance was sufficient to satisfy this requirement.

- c. The annual debt service requirements for the Series 2001A and 2001B Special Assessment Revenue Bonds consist of:

<u>Year ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2005	\$ 130,000	\$ 890,160	\$ 1,020,160
2006	2,970,000	881,190	3,851,190
2007	150,000	701,730	851,730
2008	160,000	691,380	851,380
2009	170,000	680,340	850,340
2010-2014	1,055,000	3,207,120	4,262,120
2015-2019	1,475,000	2,789,325	4,264,325
2020-2024	2,055,000	2,204,550	4,259,550
2025-2029	2,865,000	1,391,730	4,256,730
2030-2032	<u>2,240,000</u>	<u>315,675</u>	<u>2,555,675</u>
	<u>\$ 13,270,000</u>	<u>\$ 13,753,200</u>	<u>\$ 27,023,200</u>

NOTE 6 - RISK MANAGEMENT

For the year ended September 30, 2004, the District participated in the Florida League of Cities (FLC) risk pool. This is a statewide pool with several hundred governmental members. FLC provided the District with general liability and property coverages. The FLC pool is nonassessable. There is no self-insured retention for the District excluding a \$ 250 per occurrence deductible. FLC provided the District with \$ 1,000,000 in general liability coverage.

NOTE 7 - CONCENTRATION

The Developer has agreed to fund the operations of the District. At the end of the fiscal year the District owed the Developer \$ 40,170 for excess contributions made to the General Fund. As a majority of the land is currently owned by the Developer and the Developer has agreed to provide the monies for the operations of the District, the District is economically dependent on the Developer.

**OTHER REPORTS OF
INDEPENDENT AUDITORS**



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**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE AND
ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Parklands West Community Development District
Bonita Springs, Florida

We have audited the statement of net assets and balance sheet of Parklands West Community Development District (the District) as of September 30, 2004, and the statement of activities, statements of revenues, expenditures and changes in fund balances and revenues, expenditures and changes in fund balance - budget and actual - General Fund for the year then ended and have issued our report thereon dated January 14, 2005. We conducted our audit in accordance with 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.

Compliance

As part of obtaining reasonable assurance about whether Parklands West Community Development District's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, and contracts, noncompliance with which could have a direct and material effect on the determination of basic 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 that are required to be reported under Government Auditing Standards.

Internal Control over Financial Reporting

In planning and performing our audit, we considered Parklands West Community Development District's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the basic financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the basic financial statements being audited may occur and not be detected within a timely period by management in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Parklands West Community Development District

This report is intended solely for the information of District management, members of the Board of Supervisors, and the Auditor General of the State of Florida, and is not intended to be and should not be used by anyone other than these specified parties. This restriction is not intended to limit the distribution of this report, which is a matter of public record.

Keefe, McCullough: Co., LLP

KEEFE, McCULLOUGH & CO., LLP

Fort Lauderdale, Florida
January 14, 2005



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INDEPENDENT AUDITORS' REPORT TO DISTRICT MANAGEMENT

To the Board of Supervisors
Parklands West Community Development District
Bonita Springs, Florida

We have audited the statement of net assets and balance sheet of Parklands West Community Development District (the District) as of September 30, 2004, and the statement of activities, statements of revenues, expenditures and changes in fund balances and revenues, expenditures and change in fund balance - budget and actual - General Fund for the year then ended and have issued our report thereon dated January 14, 2005.

We conducted our audit in accordance with 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. We have also issued our Independent Auditors' Report on Compliance and on Internal Control over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards. That report, dated January 14, 2005, should be considered in conjunction with this report to District management.

Additionally, our audit was conducted in accordance with Chapter 10.550, Rules of the Auditor General. Those rules (Section 10.554(1)(g)1.a.) require that we address in the report to District management, if not already addressed in the auditors' report on compliance and internal controls, whether or not inaccuracies, irregularities, shortages, defalcations, fraud, and/or violations of laws, rules, regulations, and contractual provisions reported in the preceding annual financial audit report have been corrected. There were no inaccuracies, shortages, defalcations, fraud, and/or violations of laws, rules, regulations, and contractual provisions disclosed in the preceding annual financial audit report.

The Rules of the Auditor General (Section 10.554(1)(g)1.b) require that we address in the report to District management, if not already addressed in the auditors' report on compliance and internal controls, whether or not recommendations made in the preceding annual financial audit report have been followed. There were no recommendations made in the preceding annual financial audit report.

As required by the Rules of the Auditor General (Section 10.554(1)(g)2.), the scope of our audit included a review of the provisions of Section 218.415., Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the District complied with Section 218.415, Florida Statutes.

Parklands West Community Development District

The Rules of the Auditor General (Section 10.554(1)(g)4.) require disclosure in the report to District management of the following matters if not already addressed in the auditors' report on compliance and internal controls: (1) violations of laws, rules, regulations, and contractual provisions that have occurred, or are likely to have occurred; (2) improper or illegal expenditures; (3) improper or inadequate accounting procedures (e.g., the omission of required disclosures from the basic financial statements); (4) failure to properly record financial transactions; and (5) other inaccuracies, shortages, defalcations, and instances of fraud discovered by, or that come to the attention of, the auditor. Our audit disclosed no matters requiring disclosure in the report to District management or the basic financial statements.

The Rules of the Auditor General (Section 10.554(1)(g)5.) also require that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in the report to District management, unless disclosed in the notes to the basic financial statements. Parklands West Community Development District was established in November 15, 2000, by a City Commission Ordinance No. 00-14, pursuant to the provisions of Chapter 190, Florida Statutes.

As required by the Rules of the Auditor General (Section 10.554(1)(g)6.a.), the scope of our audit included a review of the provisions of Section 218.503(1), Florida Statutes, regarding financial emergencies. In connection with our audit, we determined that the District is not in a state of financial emergency as a consequence of the conditions described in Section 218.503(1), Florida Statutes.

As required by the Rules of the Auditor General (Section 10.554(1)(g)6.b.), we determined that the annual financial report for the District for the year ended September 30, 2004, filed with the Department of Banking and Finance pursuant to Section 218.32, Florida Statutes, is in agreement with the annual financial audit report for the year ended September 30, 2004.

As required by the Rules of the Auditor General (Section 10.554(g)(6)c. and 10.556), we applied financial condition assessment procedures. It is management's responsibility to monitor the District's 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.

This report to management is intended solely for the information of District management, members of the Board of Supervisors, and the Auditor General of the State of Florida, and is not intended to be and should not be used by anyone other than these specified parties. This restriction is not intended to limit the distribution of this report, which is a matter of public record.

Keefe, McCullough & Co., LLP
KEEFE, McCULLOUGH & CO., LLP

Fort Lauderdale, Florida
January 14, 2005