

**PARKLANDS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

September 12, 2013

Parklands West Community Development District
6131 Lyons Road, Suite 100 • Coconut Creek, Florida 33073
Phone: (954) 426-2105 • Fax: (954) 426-2147 • Toll-Free: (877) 276-0889

September 6, 2013

Board of Supervisors
Parklands West Community Development District

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

Dear Board Members:

A Public Hearing and Regular Meeting of the Parklands West Community Development District's Board of Supervisors will be held on **Thursday, September 12, 2013 at 1:00 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135**. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit of Publication
3. **Public Hearing to Consider Resolution 2013-6, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2013 and Ending September 30, 2014, Pursuant to Florida Law**
4. Consideration of **Resolution 2013-7**, Levying a Non Ad Valorem Maintenance Assessment for the General Fund and a Non Ad Valorem Assessment for the Debt Service Fund for Fiscal Year 2013/2014
5. Approval of **May 9, 2013** Regular Meeting Minutes
6. Other Business
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of July 31, 2013
 - ii. Fiscal Year 2014 Proposed Meeting Schedule
8. Audience Comments/Supervisors' Requests
9. Adjournment

If you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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News-Press, The

08/28/2013

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 PARKLANDS WEST COMMUNITY
 DEVELOPMENT DISTRICT

 NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2013/2014 BUDGET AND NOTICE OF
 REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Parklands West Community Development District will hold a public hearing on Thursday, September 12, 2013 at 1:00 p.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the District's budget for Fiscal Year 2013/2014. 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 budget may be obtained from the District Manager, WRATHELL, HUNT AND ASSOCIATES, 6131 Lyons Road, Suite 100, Coconut Creek, Florida, 33073, (954) 426-2105.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the public hearing or meeting.

There may be occasions when staff and/or supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the public hearing and meeting because of a disability or physical impairment is asked to advise the District Office at least forty-eight (48) hours before the public hearing and meeting by contacting the District Manager at 954-426-2105. If you are hearing or speech impaired, please contact the Florida Relay Service at 800-955-8770, who can aid you in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the 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.

District Manager

Parklands West Community Development District

No.1477235

August 21, 28, 2013

News-Press, The

08/21/2013

Government Publications - Notices of Hearings

 PARKLANDS WEST COMMUNITY
 DEVELOPMENT DISTRICT

 NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2013/2014 BUDGET AND NOTICE OF
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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing

Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the 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.

District Manager
Parklands West Community Development District
No.1477235
August 21, 28, 2013



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RESOLUTION 2013-6

**A RESOLUTION ADOPTING THE FINAL BUDGET OF
THE PARKLANDS WEST COMMUNITY DEVELOPMENT
DISTRICT FOR FISCAL YEAR 2013/2014**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's Proposed Budget for Fiscal Year 2013/2014; and

WHEREAS, a public hearing has been held on this 12th day of **September, 2013**, at which members of the general public were accorded the opportunity to speak prior to the adoption of the Final Budget;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT;**

1. The Proposed Budget heretofore submitted to and approved by the Board for the purpose of setting the public hearing is hereby amended and adopted as the Final Budget of the District for Fiscal Year 2013/2014.

2. A verified copy of said Final Budget for Fiscal Year 2013/2014 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 12th day of September, 2013

Secretary/Assistant Secretary

Chair/Vice Chair

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2014
PROPOSED BUDGET
SEPTEMBER 12, 2013**

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

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2012 Bonds	4
Debt Service Fund - Debt Service Schedule - Series 2012 Bonds	5
Projected Fiscal Year 2014 Assessments	6

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2014**

	Fiscal Year 2013				
	Adopted Budget FY 2013	Actual through 3/31/2013	Projected through 9/30/2013	Total Revenue and Expenditures	Adopted Budget FY 2014
REVENUES					
Assessment levy: on-roll - gross	\$ 160,290				\$ 160,291
Allowable discounts (4%)	(6,412)				(6,412)
Assessment levy: on-roll - net	153,878	\$ 149,341	\$ 4,537	\$ 153,878	153,879
Interest and miscellaneous	-	282	221	503	-
Total revenues	153,878	149,623	4,758	154,381	153,879
EXPENDITURES					
Professional & administrative fees					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	57,186	28,593	28,593	57,186	57,186
Legal	500	-	500	500	500
Engineering	500	-	500	500	500
Audit	7,100	5,500	1,500	7,000	7,100
Accounting services	4,797	2,399	2,398	4,797	4,797
Assessment roll preparation	12,500	12,500	-	12,500	12,500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	-	1,000	1,000	1,000
Trustee	6,000	-	-	-	6,000
Telephone	500	250	250	500	500
Postage	500	60	440	500	500
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	-	750	750	750
Office supplies	200	-	200	200	200
Annual district filing fee	175	175	-	175	175
Insurance	6,050	5,750	-	5,750	6,050
Contingencies	750	311	350	661	750
Total professional & admin fees	105,049	57,133	41,427	98,560	105,049
Water management					
Contractual services	87,729	8,002	79,727	87,729	87,730
Electricity	600	218	382	600	600
Total water management services	88,329	8,220	80,109	88,329	88,330
Other fees and charges					
Tax collector	768	684	84	768	768
Property appraiser	512	512	-	512	512
Total other fees and charges	1,280	1,196	84	1,280	1,280
Total expenditures	194,658	66,549	121,620	188,169	194,659
Net change in fund balances	(40,780)	83,074	(116,862)	(33,788)	(40,780)
Fund balance - beginning (unaudited)	165,689	159,637	242,711	159,637	125,849
Fund balance - ending (projected)	\$ 124,909	\$ 242,711	\$ 125,849	\$ 125,849	\$ 85,069

Description	Number of Units	FY 2013 Assessment	FY 2014 Assessment	Total Revenue
Resident	512	\$ 313.07	\$ 313.07	\$ 160,291

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

EXPENDITURES

Professional services

Supervisors	\$ 4,306
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four meetings during fiscal year 2014.</p>	
Management/recording	57,186
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development district's in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>	
Legal	500
<p>Donald A. Pickworth, Esquire, provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. He provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to development.</p>	
Engineering	500
<p>Banks Engineering, Inc., provides a broad array of engineering, consulting and construction services to the District, which assist in crafting solutions with sustainability for the long-term interests of the community - recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Accounting services	4,797
<p>Preparation of all financial work related to the District's governmental funds (including preparation of monthly financials statements and annual budgets).</p>	
Assessment roll preparation	12,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Arbitrage rebate calculation	1,200
<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.</p>	
Trustee	6,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Telephone	500
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	

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

EXPENDITURES (continued)

Printing & binding	1,035
Letterhead, envelopes, copies, etc.	
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	200
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	6,050
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and public officials liability is set at \$1,000,000.	
Contingencies	750
Bank charges and other miscellaneous expenses incurred during the year.	

Water management

Contractual services	87,730
The District hires a qualified/licensed contractor for the routine maintenance of the lake system to insure compliance with the SFWMD issued permit. The Lake maintenance expense has been increased over previous year to provide for the maintenance of certain dry retention areas. The District also operates and maintains the aeration systems, lake banks and aquascaping. These costs are shared with Parklands Lee CDD (based upon the number of units).	

	Total	Parklands Lee (521 Units)	Parklands West (512 Units)
Lake Maintenance	60,000	30,261	29,739
Aeration	12,000	6,052	5,948
Aquascaping	90,000	45,392	44,608
Lake Banks (erosion)	15,000	7,565	7,435
Total	177,000	89,270	87,730

Electricity

Other fees and charges	600
Tax collector	768
The tax collector's fees are \$1.50 per parcel.	
Property appraiser	512
The property appraiser's fees are \$1.00 per parcel.	
Total expenditures	\$ 194,659

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS
FISCAL YEAR 2014**

	Fiscal Year 2013			Total Revenue And Expenditures	Adopted Budget FY 2014
	Adopted Budget FY 2013	Actual through 3/31/2013	Projected through 9/30/2013		
REVENUES					
Assessment levy: on-roll - gross	\$ 754,958				\$ 752,775
Allowable discounts (4%)	(30,198)				(30,111)
Assessment levy: on-roll - net	724,760	\$ 690,262	\$ 34,498	\$ 724,760	722,664
Assessment prepayments	-	17,194	10,447	27,641	-
Interest	-	40	-	40	-
Total revenues	724,760	707,496	44,945	752,441	722,664
EXPENDITURES					
Debt service					
Principal	260,000	-	260,000	260,000	270,000
Principal prepayment	-	5,000	5,000	10,000	-
Interest	530,021	294,456	235,424	529,880	457,966
Total debt service	790,021	299,456	500,424	799,880	727,966
Excess/(deficiency) of revenues over/(under) expenditures	(65,261)	408,040	(455,479)	(47,439)	(5,302)
Fund balance:					
Net change in fund balances	(65,261)	408,040	(455,479)	(47,439)	(5,302)
Beginning fund balance (unaudited)	9,977,162	680,924	1,088,964	680,924	633,485
Ending fund balance (projected)	<u>\$9,911,901</u>	<u>\$1,088,964</u>	<u>\$ 633,485</u>	<u>\$ 633,485</u>	<u>628,183</u>
Use of fund balance					
Debt service reserve account balance (required)					(362,441)
Interest expense - November 1, 2014					(222,298)
Projected fund balance excess/(deficiency) - as of September 30, 2014					<u>\$ 43,444</u>

Parklands West

Community Development District

Series 2012

\$8,770,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2013	-	-	229,053.75	229,053.75
05/01/2014	270,000.00	4.900%	228,912.50	498,912.50
11/01/2014	-	-	222,297.50	222,297.50
05/01/2015	285,000.00	4.900%	222,297.50	507,297.50
11/01/2015	-	-	215,315.00	215,315.00
05/01/2016	300,000.00	4.900%	215,315.00	515,315.00
11/01/2016	-	-	207,965.00	207,965.00
05/01/2017	315,000.00	4.900%	207,965.00	522,965.00
11/01/2017	-	-	200,247.50	200,247.50
05/01/2018	330,000.00	4.900%	200,247.50	530,247.50
11/01/2018	-	-	192,162.50	192,162.50
05/01/2019	345,000.00	4.900%	192,162.50	537,162.50
11/01/2019	-	-	183,710.00	183,710.00
05/01/2020	365,000.00	4.900%	183,710.00	548,710.00
11/01/2020	-	-	174,767.50	174,767.50
05/01/2021	380,000.00	4.900%	174,767.50	554,767.50
11/01/2021	-	-	165,457.50	165,457.50
05/01/2022	400,000.00	4.900%	165,457.50	565,457.50
11/01/2022	-	-	155,657.50	155,657.50
05/01/2023	420,000.00	5.650%	155,657.50	575,657.50
11/01/2023	-	-	143,792.50	143,792.50
05/01/2024	445,000.00	5.650%	143,792.50	588,792.50
11/01/2024	-	-	131,221.25	131,221.25
05/01/2025	470,000.00	5.650%	131,221.25	601,221.25
11/01/2025	-	-	117,943.75	117,943.75
05/01/2026	500,000.00	5.650%	117,943.75	617,943.75
11/01/2026	-	-	103,818.75	103,818.75
05/01/2027	530,000.00	5.650%	103,818.75	633,818.75
11/01/2027	-	-	88,846.25	88,846.25
05/01/2028	560,000.00	5.650%	88,846.25	648,846.25
11/01/2028	-	-	73,026.25	73,026.25
05/01/2029	595,000.00	5.650%	73,026.25	668,026.25
11/01/2029	-	-	56,217.50	56,217.50
05/01/2030	625,000.00	5.650%	56,217.50	681,217.50
11/01/2030	-	-	38,561.25	38,561.25
05/01/2031	665,000.00	5.650%	38,561.25	703,561.25
11/01/2031	-	-	19,775.00	19,775.00
05/01/2032	700,000.00	5.650%	19,775.00	719,775.00
Total	\$8,500,000.00	-	\$5,439,531.25	\$13,939,531.25

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED FISCAL YEAR 2014 ASSESSMENTS**

Fiscal year 2013-2014

Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2013-2014 tax payment
SF 50'	\$ 773.84	\$ 313.07	\$ 1,086.91	\$ 8,070.52
SF 55'	801.34	313.07	1,114.41	8,357.37
SF 60'	816.79	313.07	1,129.86	8,518.54
SF 65'	927.39	313.07	1,240.46	9,672.00
SF 75'	1,010.90	313.07	1,323.97	10,542.93
SF 85'	1,412.83	313.07	1,725.90	14,734.70
SF 100'	2,417.04	313.07	2,730.11	25,207.99
SF 125'	2,857.80	313.07	3,170.87	29,804.72
4 plex Coach	645.85	313.07	958.92	6,780.60

Fiscal year 2012-2013

SF 50'	\$ 778.50	\$ 313.07	\$ 1,091.57	\$ 8,349.98
SF 55'	805.78	313.07	1,118.85	8,646.76
SF 60'	821.39	313.07	1,134.46	8,813.51
SF 65'	932.53	313.07	1,245.60	10,006.92
SF 75'	1,016.50	313.07	1,329.57	10,908.00
SF 85'	1,420.65	313.07	1,733.72	15,244.92
SF 100'	2,430.42	313.07	2,743.49	26,080.82
SF 125'	2,872.31	313.07	3,185.38	30,836.77
4 plex Coach	621.01	313.07	934.08	7,015.39

RESOLUTION 2013-7

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND A NON AD VALOREM ASSESSMENT FOR THE DEBT SERVICE FUND OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2013/2014

WHEREAS, certain improvements existing within the Parklands West Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Parklands West Community Development District find that the District's total General Fund special assessment levy, taking into consideration other revenue sources during Fiscal Year 2013/2014, allocated in accordance with Exhibit "A", will amount to **\$160,291** and it is hereby determined that said special assessment levy is required within the District;

WHEREAS, the Board of Supervisors of the Parklands West Community Development District finds the assessment for debt service on the District's Series 2012 Bonds during Fiscal Year 2013/2014 will amount to **\$752,775**; and it is determined that said debt service is required for the District;

WHEREAS, the Board of Supervisors of the Parklands West Community Development District finds that the costs of administration of the Debt Service Funds provide special and peculiar benefit to certain property within the District, the assessments to be allocated in accordance with the attached Exhibit "A"; and

WHEREAS, the Board of Supervisors of the Parklands West Community Development District finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned, in proportion to the benefits received as set forth in attached Exhibit "A"

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT OF LEE COUNTY, FLORIDA;

Section 1. A special assessment for maintenance and debt service as provided for in Chapters 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby levied on the platted lots within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Lee County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Chapter 190.021(3), Florida Statutes.

Section 3. That the said assessment levies on platted lots included in the District to be levied upon, are hereby certified to the Lee County Property Appraiser, to be extended on the County Tax Roll and shall be collected by the Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Parklands West Community Development District.

Section 4. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this **12th** day of **September, 2013**, by the Board of Supervisors of the Parklands West Community Development District, Lee County, Florida.

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit "A"

1 **MINUTES OF MEETING**
2 **PARKLANDS WEST**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Parklands West Community Development District's Board of
6 Supervisors was held on **Thursday, May 9, 2013 at 1:00 p.m.**, at **The Renaissance Center,**
7 **28121 Palmira Blvd., Bonita Springs, Florida 34135.**
8

9 **Present were:**

10 Francis Percuoco Chair
11 Robert Wyant Vice Chair
12 John Patterson Assistant Secretary
13 William Kaufman Assistant Secretary
14 Jerry Baum Assistant Secretary
15
16

17 **Also present were:**

18 Chuck Adams District Manager
19 Michelle Blackstock (via telephone) Grau & Associates
20 Harvey Fontaine Resident
21
22

23
24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25
26 Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that all
27 Supervisors were present, in person.
28

29 **SECOND ORDER OF BUSINESS**

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30,
2012, Prepared by Grau & Associates**

30
31
32
33 Ms. Blackstock thanked the Board for their confidence in allowing Grau & Associates to
34 prepare the Audited Financial Report for the fiscal year ended September 30, 2012.

35 Ms. Blackstock stated that the Independent Auditor's Report indicates that this is an
36 unqualified or clean opinion. She advised that this is the last year the term 'unqualified' will be
37 utilized; moving forward, the opinion will be 'unmodified' or 'modified'. Next year, the District
38 will be seeking an unmodified opinion. The Balance Sheet, on Page 8, reflects total assets of
39 \$873,087, which exceeded liabilities of \$32,525, for a total year-end fund balance of \$840,562.
40 The Statement of Revenues, Expenditures, and Changes in Fund Balances, on Page 10, shows

41 that the District had total revenues of \$983,996, which exceeded total expenditures of \$777,405;
42 therefore, revenues exceeded expenditures by \$206,591.

43 Referring to the District’s other financing sources, Ms. Blackstock noted that the District
44 had a lot of positive activity in the current year. Bond proceeds were received, in the amount of
45 \$8,770,000, as well as a refund of prior bonds to the escrow agent of \$9,310,500. Ms.
46 Blackstock advised that this activity is explained on the chart located in Note 6, on Page 18,
47 which reflects the payoff of the 2001A Series bonds that were refunded by the 2012 Series
48 bonds.

49 Ms. Blackstock noted that the Report on Internal Control, on Page 22, is a clean opinion.
50 She referred to the Management Letter which is issued pursuant to the rules of the Auditor
51 General, located on Page 23. Ms. Blackstock indicated that there were no significant current or
52 prior year findings or general recommendations, to bring to the Board’s attention.

53

54 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2013-4,
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2012**

55

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59 Mr. Adams presented Resolution 2013-4 for the Board’s consideration.

60

61 **On MOTION by Mr. Percuoco and seconded by Mr. Baum,**
62 **with all in favor, Resolution 2013-4, Accepting the Audited**
63 **Financial Report for the Fiscal Year Ended September 30,**
64 **2012, was adopted.**

65

66

67 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-5,
Approving the District’s Proposed
Budgets for Fiscal Year 2013/2014 and
Setting a Public Hearing Thereon
Pursuant to Florida Law**

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73 Mr. Adams presented Resolution 2013-5, for the Board’s consideration. He explained
74 that the District is required, by Florida law, to have a draft budget prepared and distributed to the
75 local municipalities prior to June 15 of each year, followed by the advertisement of a public
76 hearing for the purpose of adopting the final budget no sooner than 60 days from the day the

77 draft budget is approved. The public hearing is scheduled on September 12, 2013, at 1:00 p.m.,
78 at this location. Mr. Adams indicated that modifications can be made at the July meeting.

79 Mr. Adams reported that the draft budget anticipates no changes, year over year, in terms
80 of the operating budget; the programs remain the same. The expense categories are identical to
81 the prior year.

82 In response to Mr. Kaufman’s question regarding the \$6,000 Trustee expenditure, Mr.
83 Adams indicated that he will review this, as the District should have incurred trustee fees in
84 2013. He noted that the budgeted amount is based upon the prior year’s trustee fees, which
85 could have been absorbed as part of the 2012 refinancing and paid as a cost of issuance.

86 Mr. Kaufman pointed out that there are 449 registered voters and 512 units in the District.

87 Mr. Adams advised that there may be two (2) reasons that contribute to the discrepancy.
88 He indicated that, in Parklands West, there may be golf course units, which would be assigned to
89 the clubhouse. In addition, registered voters are residents whose primary residence is in
90 Parklands West and are registered to vote in Lee County. There may be other residents who are
91 registered to vote elsewhere.

92 Mr. Adams recalled that the master association approached the Parklands Lee CDD
93 requesting termination of the facilities maintenance agreement that the District has for the
94 facilities that it owns outside of the two (2) gatehouses, consisting of Loop Road, the right-of-
95 way landscaping, lighting, water feature, entry signs, landscape lighting, marquee signs, asphalt
96 and paver bricks. The Districts, who run a joint budget, have the ability to assess the Palmira
97 residents and the D.R. Horton project for the associated expenses. The D.R. Horton project is
98 not part of the association and is not assessed for those expenses. Mr. Adams advised that he is
99 working to obtain the actual pricing. He explained that 20% of the overall cost will be assessed
100 to the D.R. Horton project, which, in turn, will lower the costs to Palmira residents by 20%. Mr.
101 Adams indicated that the pricing information should be available by the July meeting and an
102 analysis will be presented to the Board for consideration.

103 A Board Member stated that, in an ideal world, everyone will pay their fair share. More
104 importantly, from the master association’s point of view, they do not wish to lose control of the
105 landscaping. Mr. Adams advised the HOA that he has no problem with the District entering into
106 contracts, paying the bills directly and the HOA having oversight on the contractors and setting
107 the standards that the District adopts as part of the contract. The District utilizes the same
108 provider as the HOA; therefore, there will only be a separation of contract and expense. Mr.

109 Potter indicated that this is an administrative decision by the HOA; he does not understand why
110 they would want to relinquish control of the landscaping when they receive compliments from
111 everyone.

112 A Board Member indicated that he does not want to be exposed to the HOA trying to
113 assume control of the CDD and have their way, when the D.R. Horton project is complete. Mr.
114 Adams advised that the potential does not exist; the Board has greater control over the larger
115 unit.

116 Returning to the budget, Mr. Adams reported that the debt service fund takes into
117 consideration the refinanced bonds and the savings that were recognized there.

118

On MOTION by Mr. Wyant and seconded by Mr. Potter, with all in favor, Resolution 2013-5, Approving the District's Proposed budgets for Fiscal Year 2013/2014 and Setting a Public Hearing for September 12, 2013 at 1:00 p.m., was adopted.

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FIFTH ORDER OF BUSINESS

Approval of January 10, 2013 Regular Meeting Minutes

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Mr. Adams presented the January 10, 2013 Regular Meeting Minutes and asked for any additions, deletions or corrections.

130

131

On MOTION by Mr. Patterson and seconded by Mr. Baum, with all in favor, the January 10, 2013 Regular Meeting Minutes, as presented, were approved.

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SIXTH ORDER OF BUSINESS

Other Business

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Mr. Kaufman advised that the owner of the empty lot on Kiane Terrace should be contacted and advised that approximately two (2) to three (3) yards of the bank was washed out into the pond. Mr. Kaufman will email the address to Mr. Adams, who will obtain the owner's information from public records and contact him. It was noted that this has occurred two (2) or three (3) times. The vegetation was removed and the water dug trenches.

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A Board Member inquired about the list of bank plantings. Mr. Adams noted that costs are under \$40,000 versus a budget of \$100,000.

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147 SEVENTH ORDER OF BUSINESS

Staff Reports

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149 A. Attorney

150 There being no report, the next item followed.

151 B. Engineer

152 There being no report, the next item followed.

153 C. Manager

154 i. Approval of Unaudited Financial Statements as of March 31, 2013

155 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2013 and
156 reported that on-roll assessment collections were at 97% and expenditures were at 34%. He
157 noted that a one (1)-time seasonal expense, for aquatic plantings, will occur during the rainy
158 season.

159 ii. 449 Registered Voters in District as of April 15, 2013

160 Mr. Adams indicated that there were 449 registered voters residing within the boundaries
161 of the District, as of April 15, 2013.

162 iii. NEXT MEETING DATE: July 11, 2013 at 1:15 P.M.

163 Mr. Adams reported that the next meeting will be held on July 11, 2013 at 1:15 p.m.

164

165 EIGHTH ORDER OF BUSINESS

Audience
Requests

Comments/Supervisors'

166

167

168 Mr. Harvey Fontaine, a resident, advised that he is on the Architectural Review
169 Committee for Palmira. Regarding the empty lot on Kiane Terrace, Mr. Fontaine explained that
170 the issue was caused by Lions Construction, who built the adjacent house. They disturbed the
171 vegetation and did not replace, in kind. Mr. Fontaine indicated that, in his view, it is the
172 builder's problem, not the owner's. Mr. Adams advised that the property must pursue Lions
173 Construction.

174

175 NINTH ORDER OF BUSINESS

Adjournment

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177 There being no further business to discuss, the meeting adjourned.

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**On MOTION by Mr. Percuoco and seconded by Mr. Potter,
with all in favor, the meeting adjourned at 1:20 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2013**

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2013**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2012	
ASSETS			
Cash - SunTrust	\$180,783	\$ -	\$ 180,783
Investments			
Federated - treasury obligations	41,521	-	41,521
Revenue account	-	236,998	236,998
Reserve account	-	362,437	362,437
Prepayment	-	14,098	14,098
Due from other funds			
General fund	-	11,293	11,293
Total assets	\$ 222,304	\$ 624,826	\$ 847,130
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,200	\$ -	\$ 1,200
Due to other funds			
Debt service	11,293	-	11,293
Total liabilities	12,493	-	12,493
Fund balances:			
Reserved for debt service	-	624,826	624,826
Unreserved, undesignated	209,811	-	209,811
Total fund balances	209,811	624,826	834,637
Total liabilities and fund balances	\$ 222,304	\$ 624,826	\$ 847,130

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2013**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 157,146	\$ 153,878	102%
Interest & miscellaneous income	12	332	-	N/A
Total revenues	<u>12</u>	<u>157,478</u>	<u>153,878</u>	102%
EXPENDITURES				
Administrative				
Supervisors' fees	-	2,153	4,306	50%
Management fees	4,766	47,655	57,186	83%
Legal	-	-	500	0%
Engineering fees	-	-	500	0%
Audit	-	7,000	7,100	99%
Accounting services	400	3,998	4,797	83%
Assessment roll preparation	-	12,500	12,500	100%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	-	-	1,000	0%
Trustee fees	-	3,763	6,000	63%
Telephone	42	417	500	83%
Postage	-	126	500	25%
Printing & binding	86	863	1,035	83%
Legal advertising	-	237	750	32%
Office supplies	-	-	200	0%
Annual district filing fee	-	175	175	100%
Insurance	-	5,750	6,050	95%
Contingencies	53	510	750	68%
Total administrative	<u>5,347</u>	<u>85,147</u>	<u>105,049</u>	81%
Water management services				
Other contractual	7,688	20,588	87,729	23%
Electricity	48	373	600	62%
Total water management services	<u>7,736</u>	<u>20,961</u>	<u>88,329</u>	24%
Other fees and charges				
Tax collector	-	684	768	89%
Property appraiser	-	512	512	100%
Total other fees and charges	<u>-</u>	<u>1,196</u>	<u>1,280</u>	93%
Total expenditures	<u>13,083</u>	<u>107,304</u>	<u>194,658</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(13,071)	50,174	(40,780)	
Fund balance - beginning	222,882	159,637	165,689	
Fund balance - ending	<u>\$ 209,811</u>	<u>\$ 209,811</u>	<u>\$ 124,909</u>	

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED JULY 31, 2013**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ 726,504	\$ 724,760	100%
Assessment prepayments	-	17,194	-	N/A
Interest	7	84	-	N/A
Total revenues	<u>7</u>	<u>743,782</u>	<u>724,760</u>	103%
EXPENDITURES				
Principal	-	260,000	260,000	100%
Principal prepayments	-	10,000	-	N/A
Interest	-	529,880	530,021	100%
Total expenditures	<u>-</u>	<u>799,880</u>	<u>790,021</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	7	(56,098)	(65,261)	
Fund balance - beginning	624,819	680,924	9,977,162	
Fund balance - ending	<u>\$ 624,826</u>	<u>\$ 624,826</u>	<u>\$ 9,911,901</u>	

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
\$8,770,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2012	\$ -	-	\$ 294,456.25	\$ 294,456.25
05/01/2013	260,000.00	4.900%	235,565.00	495,565.00
11/01/2013	-	-	229,195.00	229,195.00
05/01/2014	270,000.00	4.900%	229,195.00	499,195.00
11/01/2014	-	-	222,580.00	222,580.00
05/01/2015	285,000.00	4.900%	222,580.00	507,580.00
11/01/2015	-	-	215,597.50	215,597.50
05/01/2016	300,000.00	4.900%	215,597.50	515,597.50
11/01/2016	-	-	208,247.50	208,247.50
05/01/2017	315,000.00	4.900%	208,247.50	523,247.50
11/01/2017	-	-	200,530.00	200,530.00
05/01/2018	330,000.00	4.900%	200,530.00	530,530.00
11/01/2018	-	-	192,445.00	192,445.00
05/01/2019	345,000.00	4.900%	192,445.00	537,445.00
11/01/2019	-	-	183,992.50	183,992.50
05/01/2020	365,000.00	4.900%	183,992.50	548,992.50
11/01/2020	-	-	175,050.00	175,050.00
05/01/2021	380,000.00	4.900%	175,050.00	555,050.00
11/01/2021	-	-	165,740.00	165,740.00
05/01/2022	400,000.00	4.900%	165,740.00	565,740.00
11/01/2022	-	-	155,940.00	155,940.00
05/01/2023	425,000.00	5.650%	155,940.00	580,940.00
11/01/2023	-	-	143,933.75	143,933.75
05/01/2024	445,000.00	5.650%	143,933.75	588,933.75
11/01/2024	-	-	131,362.50	131,362.50
05/01/2025	475,000.00	5.650%	131,362.50	606,362.50
11/01/2025	-	-	117,943.75	117,943.75
05/01/2026	500,000.00	5.650%	117,943.75	617,943.75
11/01/2026	-	-	103,818.75	103,818.75
05/01/2027	530,000.00	5.650%	103,818.75	633,818.75
11/01/2027	-	-	88,846.25	88,846.25
05/01/2028	560,000.00	5.650%	88,846.25	648,846.25

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
\$8,770,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2028	-	-	73,026.25	73,026.25
05/01/2029	595,000.00	5.650%	73,026.25	668,026.25
11/01/2029	-	-	56,217.50	56,217.50
05/01/2030	625,000.00	5.650%	56,217.50	681,217.50
11/01/2030	-	-	38,561.25	38,561.25
05/01/2031	665,000.00	5.650%	38,561.25	703,561.25
11/01/2031	-	-	19,775.00	19,775.00
05/01/2032	700,000.00	5.650%	19,775.00	719,775.00
	<u>\$ 8,770,000.00</u>		<u>\$ 5,975,626.25</u>	<u>\$ 14,745,626.25</u>

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2014 PROPOSED MEETING SCHEDULE

Meeting	Date	Time	Potential Discussion Focus
1	Thursday, January 9, 2014	1:00 PM	Regular Meeting
2	Thursday, May 8, 2014	1:00 PM	Approve Fiscal Year 2015 Proposed Budget
3	Thursday, July 10, 2014	1:00 PM	Regular Meeting
4	Thursday, September 11, 2014	1:00 PM	Adopt Fiscal Year 2015 Final Budget

Meeting Location: **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135**