

**PARKLANDS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

May 8, 2014

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

April 30, 2014

Board of Supervisors
Parklands West Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

A Regular Meeting of the Parklands West Community Development District's Board of Supervisors will be held on **Thursday, May 8, 2014 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. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2013, Prepared by Grau & Associates
3. Consideration of **Resolution 2014-2**, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2013
4. Consideration of **Resolution 2014-3**, Approving the District's Proposed Budgets for Fiscal Year 2014/2015 and Setting a Public Hearing Thereon Pursuant to Florida Law
5. Notice of General Election - November 4, 2014 – Seats 1 & 2 (4-Year Terms)
 - Consideration of **Resolution 2014-4**, for Placing Special District Candidates on General Election Ballot
 - Qualifying Period: Noon, June 16, 2014 – Noon, June 20, 2014
 - Candidates May Pre-Qualify Beginning June 2, 2014
6. Approval of **January 9, 2014** Regular Meeting Minutes
7. Other Business
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of March 31, 2014
 - ii. **472** Registered Voters in District as of April 15, 2014
 - iii. **NEXT MEETING DATE: July 10, 2014 at 1:00 P.M.**

9. Audience Comments/Supervisors' Requests

10. 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:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
BONITA SPRINGS, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2013**

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
BONITA SPRINGS, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Parklands West Community Development District, Bonita Springs, Florida (the "District") as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2013, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As described in Note 2 to the financial statements, in fiscal year 2013, the District adopted new accounting guidance, Governmental Accounting Standards Board (“GASB”) Statements No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and No. 65, *Items Previously Reported as Assets and Liabilities*.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2014, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

March 3, 2014

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parklands West Community Development District, Bonita Springs, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2013. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District plus deferred outflows of resources exceeded its liabilities at the close of the fiscal year ended September 30, 2013 resulting in a net position balance of \$4,563,548.
- The change in the District's total net position in comparison with the prior fiscal year was (\$180,079), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2013, the District's governmental funds reported combined ending fund balances of \$791,837, a decrease of (\$48,725) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.
- During fiscal year 2013, the District implemented Governmental Accounting Standards Board GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. Please see New Accounting Standards Adopted in Note 2 of the financial statements for additional information.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

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

Governmental Funds

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

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

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. The general and debt service funds are considered to be major funds.

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

NET POSITION SEPTEMBER 30,		
	2013	2012
Current and other assets	\$ 815,711	\$ 1,128,442
Capital assets, net of depreciation	12,067,158	12,501,764
Total assets	<u>12,882,869</u>	<u>13,630,206</u>
Deferred outflows of resources	287,212	-
Current liabilities	214,634	262,814
Long-term liabilities	8,391,899	8,353,319
Total liabilities	<u>8,606,533</u>	<u>8,616,133</u>
Net position		
Net investment in capital assets	3,962,471	4,418,891
Restricted	434,155	435,543
Unrestricted	166,922	159,639
Total net position	<u>\$ 4,563,548</u>	<u>\$ 5,014,073</u>

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

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2013	2012
Revenues:		
Program revenues		
Charges for services	\$ 900,930	\$ 983,622
Operating grants and contributions	171	64
General revenues		
Unrestricted investment earnings	285	310
Total revenues	<u>901,386</u>	<u>983,996</u>
Expenses:		
General government	98,473	104,615
Maintenance and operations	486,364	503,996
Interest	496,628	472,321
Total expenses	<u>1,081,465</u>	<u>1,080,932</u>
Change in net position	<u>(180,079)</u>	<u>(96,936)</u>
Net position - beginning, previously stated	5,014,073	-
Effect of adoption of GASB No. 65 (Note 2)	(270,446)	-
Net position - beginning, as restated	4,743,627	5,111,009
Net position - ending	<u>\$ 4,563,548</u>	<u>\$ 5,014,073</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2013 was \$1,081,465. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessment. The majority of the decrease in program revenues is due to decreased level of assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2013.

The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2013, the District had \$16,704,155 invested in land, land improvements, and infrastructure. In the government-wide financial statements depreciation of \$4,636,997 has been taken, which resulted in a net book value of \$12,067,158. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2013, the District had \$8,500,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parklands West Community Development District's Finance Department at 6131 Lyons Road, Suite 100, Coconut Creek, Florida, 33073.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2013**

	Governmental Activities
ASSETS	
Cash	\$ 160,310
Investments	41,523
Assessments receivable	327
Restricted assets:	
Investments	613,551
Capital assets:	
Nondepreciable	3,666,000
Depreciable, net	8,401,158
Total assets	12,882,869
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	287,212
Total deferred outflows of resources	287,212
 LIABILITIES	
Accounts payable	23,874
Accrued interest payable	190,760
Non-current liabilities:	
Due within one year	270,000
Due in more than one year	8,121,899
Total liabilities	8,606,533
 NET POSITION	
Net investment in capital assets	3,962,471
Restricted for debt service	434,155
Unrestricted	166,922
Total net position	\$ 4,563,548

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		Net (Expense)
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Revenue and Changes in Net Position</u>
				<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 98,473	\$ 98,473	\$ -	\$ -
Maintenance and operations	486,364	58,688	68	(427,608)
Interest on long-term debt	496,628	743,769	103	247,244
Total governmental activities	<u>1,081,465</u>	<u>900,930</u>	<u>171</u>	<u>(180,364)</u>
General revenues:				
Unrestricted investment earnings				<u>285</u>
Total general revenues				<u>285</u>
Change in net position				<u>(180,079)</u>
Net position - beginning, previously stated				5,014,073
Effect of adoption of GASB No. 65 (Note 2)				<u>(270,446)</u>
Net position - beginning, as restated				4,743,627
Net position - ending				<u>\$ 4,563,548</u>

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 BALANCE SHEET
 GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2013**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 160,310	\$ -	\$ 160,310
Investments	41,523	613,551	655,074
Due from other funds	-	11,294	11,294
Assessments receivable	257	70	327
Total assets	<u>\$ 202,090</u>	<u>\$ 624,915</u>	<u>\$ 827,005</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ 23,874	\$ -	\$ 23,874
Due to other funds	11,294	-	11,294
Total liabilities	<u>35,168</u>	<u>-</u>	<u>35,168</u>
Fund balances:			
Restricted for:			
Debt service	-	624,915	624,915
Assigned to:			
Subsequent year's expenditures	40,790	-	40,790
Unassigned	126,132	-	126,132
Total fund balances	<u>166,922</u>	<u>624,915</u>	<u>791,837</u>
Total liabilities and fund balances	<u>\$ 202,090</u>	<u>\$ 624,915</u>	<u>\$ 827,005</u>

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2013**

Fund balance - governmental funds		\$ 791,837
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	16,704,155		
Accumulated depreciation	<u>(4,636,997)</u>	12,067,158	

Deferred outflows of resources resulting from current or advance refundings are reported in the government-wide financial statements but not on the fund financial statements.

287,212

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

Accrued interest payable	(190,760)		
Bonds payable	<u>(8,391,899)</u>	<u>(8,582,659)</u>	

Net position of governmental activities		<u><u>\$ 4,563,548</u></u>
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See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 GOVERNMENTAL FUNDS
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 157,161	\$ 743,769	\$ 900,930
Interest income	285	103	388
Miscellaneous	68	-	68
Total revenues	157,514	743,872	901,386
EXPENDITURES			
Current:			
General government	98,473	-	98,473
Maintenance and operations	51,758	-	51,758
Debt service:			
Principal	-	270,000	270,000
Interest	-	529,880	529,880
Total expenditures	150,231	799,880	950,111
Excess (deficiency) of revenues over (under) expenditures	7,283	(56,008)	(48,725)
Fund balances - beginning	159,639	680,923	840,562
Fund balances - ending	\$ 166,922	\$ 624,915	\$ 791,837

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013**

Net change in fund balances - total governmental funds	\$ (48,725)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(434,606)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	270,000
Bond discount and refunding costs are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.	(21,368)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>54,620</u>
Change in net position of governmental activities	<u><u>\$ (180,079)</u></u>

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
BONITA SPRINGS, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Parklands West Community Development District ("District") was created on November 15, 2000 by Ordinance 00-14 of the City of Bonita Springs, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, as amended. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January 1. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The District's annual assessments are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution. In addition, any excess fees computed by the Tax Collector are remitted to the District.

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

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

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

New Accounting Standards Adopted

During fiscal year 2013, the District adopted three new accounting standards as follows:

GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*

This Statement incorporates into the GASB's authoritative literature certain guidance that previously could only be found in certain FASB and AICPA pronouncements issued on or before November 30, 1989 and eliminates the selection to apply post-November 30, 1989 FASB pronouncements that do not conflict with or contradict GASB pronouncements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

New Accounting Standards Adopted (Continued)

GASB Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position

This Statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources and identifies net position as the residual of all other elements presented in a statement of financial position. This Statement amends the net asset reporting requirements by incorporating deferred outflows of resources and deferred inflows of resources (previously reported as assets and liabilities) into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets.

GASB Statement No. 65, Items Previously Reported as Assets and Liabilities

This Statement establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

The implementation of GASB 65 resulted in the write off of Bond issuance costs and the effect of adoption of GASB 65 is the reduction of beginning net position by \$270,446 of the governmental activities. The effect on fiscal year 2012 had the implementation of GASB 65 occurred earlier would have resulted in a decrease in expenses of the governmental activities by \$164,419.

Assets, Liabilities, Net Position and Fund Balance

Restricted Assets

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

Deposits and Investments

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

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of 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.

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

	<u>Assets</u>	<u>Years</u>
Infrastructure		30

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

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$15,525 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

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

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Long-Term Obligations

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Long-Term Obligations (Continued)

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

Fund Balance/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2013:

	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligations	\$ 613,551	S&P AAAM	Weighted average of the fund portfolio: 51 days
Treasury Obligations Fund SS	41,523	S&P AAAM	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 655,074</u>		

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

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

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

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

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2013 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 11,294
Debt service	11,294	-
Total	\$ 11,294	\$ 11,294

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2013 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 3,666,000	\$ -	\$ -	\$ 3,666,000
Total capital assets, not being depreciated	3,666,000	-	-	3,666,000
Capital assets, being depreciated				
Infrastructure - water control and other	13,038,155	-	-	13,038,155
Total capital assets, being depreciated	13,038,155	-	-	13,038,155
Less accumulated depreciation for:				
Infrastructure -water control and other	4,202,391	434,606	-	4,636,997
Total accumulated depreciation	4,202,391	434,606	-	4,636,997
Total capital assets, being depreciated, net	8,835,764	(434,606)	-	8,401,158
Governmental activities capital assets	\$ 12,501,764	\$ (434,606)	\$ -	\$ 12,067,158

Depreciation expense was charged to maintenance and operations function.

NOTE 7 – LONG TERM LIABILITIES

On March 16, 2012, the District issued \$8,770,000 of Special Assessment Refunding Bonds, Series 2012A. The Series 2012A Bonds were applied together with other legally available funds to refund the Series 2001A Special Assessment Bonds. The Series 2012A Bonds bear interest at rates from 4.90% to 5.65%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2012. Principal on the Series 2012A Bonds is paid serially and commences on May 1, 2013. The Bonds mature at various dates through May 1, 2032.

The Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$10,000 of the Series 2012A Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2013.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2013 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2012A	\$ 8,770,000	\$ -	\$ (270,000)	\$ 8,500,000	\$ 270,000
Less: Original Issue Discount	(113,944)	-	5,843	(108,101)	
Total	<u>\$ 8,656,056</u>	<u>\$ -</u>	<u>\$ (264,157)</u>	<u>\$ 8,391,899</u>	<u>\$ 270,000</u>

At September 30, 2013, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2014	\$ 270,000	\$ 457,825	\$ 727,825
2015	285,000	444,595	729,595
2016	300,000	430,630	730,630
2017	315,000	415,930	730,930
2018	330,000	400,495	730,495
2019-2023	1,910,000	1,743,510	3,653,510
2024-2028	2,505,000	1,171,245	3,676,245
2029-2032	2,585,000	375,160	2,960,160
Total	<u>\$ 8,500,000</u>	<u>\$ 5,439,390</u>	<u>\$ 13,939,390</u>

NOTE 8 – SHARED MAINTENANCE COSTS WITH PARKLANDS LEE

The District has an agreement with Parklands Lee Community Development District (“Parklands Lee CDD”) to share certain water management maintenance expenditures. The allocation for these shared costs is based upon the number of assessable units within each District. During the fiscal year 2013, Parklands West CDD had 512 assessable units and Parklands Lee CDD had 521 assessable units. As such, these expenditures were allocated 49.56% and 50.44% between Parklands West CDD and Parklands Lee CDD, respectively. The District’s portion of these shared costs for the fiscal year ended September 30, 2013 was approximately \$51,000.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 10 – RISK MANAGEMENT

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

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
 BONITA SPRINGS, FLORIDA
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 153,878	\$ 157,161	\$ 3,283
Interest	-	285	285
Miscellaneous	-	68	68
Total revenues	153,878	157,514	3,636
EXPENDITURES			
Current:			
General government	106,329	98,473	7,856
Maintenance and operations	88,329	51,758	36,571
Total expenditures	194,658	150,231	44,427
Excess (deficiency) of revenues over (under) expenditures	\$ (40,780)	7,283	\$ 48,063
Fund balance - beginning		159,639	
Fund balance - ending		\$ 166,922	

See notes to required supplementary information

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT
BONITA SPRINGS, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2013.

The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parklands West Community Development District, Bonita Springs, Florida ("District") as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 3, 2014, which includes and emphasis of matter paragraph.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

March 3, 2014



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

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

We have audited the accompanying basic financial statements of Parklands West Community Development District ("District") as of and for the fiscal year ended September 30, 2013, and have issued our report thereon dated March 3, 2014, which includes an emphasis of matter paragraph.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

In addition, we have issued our Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards and Chapter 10.550*, Rules of the Auditor General dated March 3, 2014. Disclosures in that report should be considered in conjunction with this management letter.

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

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

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

We wish to thank Parklands West Community Development District, Bonita Springs, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 3, 2014

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2012.

2. A statement as to whether or not the local governmental entity complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

The District complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2013.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2013.

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

6. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2013 financial audit report.

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

8. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

RESOLUTION 2014-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKLANDS WEST COMMUNITY DEVELOPMENT
DISTRICT HEREBY ACCEPTING THE AUDITED
FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2013**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2013;

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

1. The Audited Financial Report for Fiscal Year 2013, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2013, for the period ending September 30, 2013; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2013 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 8th day of May, 2014.

**PARKLANDS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION 2014-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2014/2015 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Parklands West Community Development District (the "Board") prior to June 15, 2014, a proposed operating budget and debt service budget for Fiscal Year 2014/2015; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2014/2015 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: September 11, 2014

HOUR: 1:00 P.M.

LOCATION: The Renaissance Center
28121 Palmira Blvd.
Bonita Springs, Florida 34135

3. The District Manager is hereby directed to submit a copy of the proposed budgets to the City of Bonita Springs and Lee County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit these approved budgets to the manager or administrator of the City of Bonita Springs and Lee County for posting on their websites.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2014.

ATTEST:

**PARKLANDS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2014/2015 Budget

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2015
PROPOSED BUDGET
PRESENTED MAY 8, 2014**

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
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**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2015**

	Fiscal Year 2014				Adopted Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/2014	Projected through 9/30/2014	Total Revenue and Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 160,291				\$ 155,687
Allowable discounts (4%)	(6,412)				(6,227)
Assessment levy: on-roll - net	153,879	\$ 146,201	\$ 7,678	\$ 153,879	149,460
Interest and miscellaneous	-	210	-	210	-
Total revenues	153,879	146,411	7,678	154,089	149,460
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	58,330
Legal	500	450	450	900	500
Engineering	500	-	150	150	500
Audit	7,100	7,000	-	7,000	7,100
Accounting services	4,797	2,398	2,399	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	500	500	1,000	1,000
Trustee	6,000	-	6,000	6,000	6,000
Telephone	500	250	250	500	500
Postage	500	47	453	500	500
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	246	504	750	750
Office supplies	200	-	200	200	200
Annual district filing fee	175	175	-	175	175
Insurance	6,050	5,923	-	5,923	6,050
Contingencies	750	941	250	1,191	2,000
Total professional & admin fees	105,049	60,618	44,695	105,313	107,443
Water management					
Contractual services	87,730	30,050	57,680	87,730	79,172
Electricity	600	217	383	600	600
Total water management services	88,330	30,267	58,063	88,330	79,772
Other fees and charges					
Tax collector	768	659	109	768	747
Property appraiser	512	481	-	481	498
Total other fees and charges	1,280	1,140	109	1,249	1,245
Total expenditures	194,659	92,025	102,867	194,892	188,460
Net change in fund balances	(40,780)	54,386	(95,189)	(40,803)	(39,000)
Fund balance - beginning (unaudited)	125,849	166,920	221,306	166,920	126,117
Fund balance - ending (projected)	\$ 85,069	\$ 221,306	\$ 126,117	\$ 126,117	\$ 87,117

Description	Number of Units	FY 2014 Assessment	FY 2015 Assessment	Total Revenue
Resident	498	\$ 313.07	\$ 312.62	\$ 155,687

**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	58,330
<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	2,000
Bank charges and other miscellaneous expenses incurred during the year.	

Water management

Contractual services	79,172
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 years to include exposed lake bank mowing which is provided by agreement by the golf course. 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 (498 Units)
Lake Maintenance	70,000	35,790	34,210
Aeration	12,000	6,135	5,865
Aquascaping	65,000	33,234	31,766
Lake Banks (erosion)	15,000	7,669	7,331
Total	162,000	82,828	79,172

Electricity

Other fees and charges	600
Tax collector	747
The tax collector's fees are \$1.50 per parcel.	
Property appraiser	498
The property appraiser's fees are \$1.00 per parcel.	
Total expenditures	\$ 188,460

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenue And Expenditures	Adopted Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/2014	Projected through 9/30/2014		
REVENUES					
Assessment levy: on-roll - gross	\$ 752,775				\$713,782
Allowable discounts (4%)	(30,111)				(28,551)
Assessment levy: on-roll - net	722,664	\$ 699,068	\$ 23,596	\$ 722,664	685,231
Assessment levy: off-roll, direct bill	-	-	-	-	37,580
Assessment prepayments	-	14,735	-	14,735	-
Interest	-	14	-	14	-
Total revenues	722,664	713,817	23,596	737,413	722,811
EXPENDITURES					
Debt service					
Principal	270,000	-	270,000	270,000	285,000
Principal prepayment	-	10,000	15,000	25,000	-
Interest	457,966	228,914	228,630	457,544	443,183
Total debt service	727,966	238,914	513,630	752,544	728,183
Excess/(deficiency) of revenues over/(under) expenditures	(5,302)	474,903	(490,034)	(15,131)	(5,372)
Fund balance:					
Net change in fund balances	(5,302)	474,903	(490,034)	(15,131)	(5,372)
Beginning fund balance (unaudited)	633,485	624,914	1,099,817	624,914	609,783
Ending fund balance (projected)	\$ 628,183	\$1,099,817	\$ 609,783	\$ 609,783	604,411
Use of fund balance					
Debt service reserve account balance (required)					(362,437)
Interest expense - November 1, 2015					(214,609)
Projected fund balance excess/(deficiency) - as of September 30, 2015					\$ 27,365

Parklands West

Community Development District

Series 2012

\$8,770,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2014	-	-	-	-
11/01/2014	-	-	221,591.25	221,591.25
05/01/2015	285,000.00	4.900%	221,591.25	506,591.25
11/01/2015	-	-	214,608.75	214,608.75
05/01/2016	300,000.00	4.900%	214,608.75	514,608.75
11/01/2016	-	-	207,258.75	207,258.75
05/01/2017	315,000.00	4.900%	207,258.75	522,258.75
11/01/2017	-	-	199,541.25	199,541.25
05/01/2018	330,000.00	4.900%	199,541.25	529,541.25
11/01/2018	-	-	191,456.25	191,456.25
05/01/2019	345,000.00	4.900%	191,456.25	536,456.25
11/01/2019	-	-	183,003.75	183,003.75
05/01/2020	365,000.00	4.900%	183,003.75	548,003.75
11/01/2020	-	-	174,061.25	174,061.25
05/01/2021	380,000.00	4.900%	174,061.25	554,061.25
11/01/2021	-	-	164,751.25	164,751.25
05/01/2022	400,000.00	4.900%	164,751.25	564,751.25
11/01/2022	-	-	154,951.25	154,951.25
05/01/2023	425,000.00	5.650%	154,951.25	579,951.25
11/01/2023	-	-	142,945.00	142,945.00
05/01/2024	445,000.00	5.650%	142,945.00	587,945.00
11/01/2024	-	-	130,373.75	130,373.75
05/01/2025	475,000.00	5.650%	130,373.75	605,373.75
11/01/2025	-	-	116,955.00	116,955.00
05/01/2026	500,000.00	5.650%	116,955.00	616,955.00
11/01/2026	-	-	102,830.00	102,830.00
05/01/2027	530,000.00	5.650%	102,830.00	632,830.00
11/01/2027	-	-	87,857.50	87,857.50
05/01/2028	560,000.00	5.650%	87,857.50	647,857.50
11/01/2028	-	-	72,037.50	72,037.50
05/01/2029	595,000.00	5.650%	72,037.50	667,037.50
11/01/2029	-	-	55,228.75	55,228.75
05/01/2030	625,000.00	5.650%	55,228.75	680,228.75
11/01/2030	-	-	37,572.50	37,572.50
05/01/2031	665,000.00	5.650%	37,572.50	702,572.50
11/01/2031	-	-	18,786.25	18,786.25
05/01/2032	665,000.00	5.650%	18,786.25	683,786.25
Total	\$8,205,000.00	-	\$4,951,620.00	\$13,156,620.00

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED FISCAL YEAR 2015 ASSESSMENTS**

Fiscal year 2014-2015

Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2014-2015 tax payment
SF 50'	\$ 773.84	\$ 312.62	\$ 1,086.46	\$ 7,776.55
SF 55'	\$ 801.34	\$ 312.62	\$ 1,113.96	\$ 8,052.92
SF 60'	\$ 816.79	\$ 312.62	\$ 1,129.41	\$ 8,208.25
SF 65'	\$ 927.39	\$ 312.62	\$ 1,240.01	\$ 9,319.70
SF 75'	\$ 1,010.90	\$ 312.62	\$ 1,323.52	\$ 10,158.90
SF 85'	\$ 1,412.83	\$ 312.62	\$ 1,725.45	\$ 14,197.99
SF 100'	\$ 2,417.04	\$ 312.62	\$ 2,729.66	\$ 24,289.74
SF 125'	\$ 2,857.80	\$ 312.62	\$ 3,170.42	\$ 28,719.07
4 plex Coach	\$ 645.85	\$ 312.62	\$ 958.47	\$ 6,533.62

Fiscal year 2013-2014

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

RESOLUTION 2014-4

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PARKLANDS WEST COMMUNITY DEVELOPMENT
DISTRICT FOR PLACING SPECIAL DISTRICT
CANDIDATES ON GENERAL ELECTION BALLOT**

WHEREAS, the PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT was established by the Florida Legislature pursuant to Chapter 190 of the Florida Statutes; and:

WHEREAS, Florida Law provides for the election of members to specific terms for the Board of Supervisors of the PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT and calls for the election of:

Seat Number 1 length of term 4 years

Seat Number 2 length of term 4 years

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

SECTION ONE FS §100.031

There is hereby called an election in the county of West, State of Florida. Said election is to be held on **November 4, 2014** for the purpose of having all of the qualified electors residing within the boundaries of said District to determine the members to serve as the Board of Supervisors of the Parklands West Community Development District.

SECTION TWO FS §99.061

The candidate-qualifying period for a candidate for the office of Supervisor to said District shall be from **Noon, June 16, 2014 through Noon, June 20, 2014**. Candidates shall qualify with the Lee County Supervisor of Elections for the office sought.

SECTION THREE FS §100.011 AND FS §101.151

Said election shall be conducted according to the requirements of general law and the laws governing special district elections. The election shall be held at the polling places and early voting sites designated by the Supervisor of Elections of Lee County, Florida. The polls and early voting sites shall be open and closed as provided by law. The ballots to be used in said election shall contain the names of the qualified candidates to be voted upon as provided by law.

SECTION FOUR FS §100.021

FS §100.021 Notice of General Election - The Department of State shall, in any year in which a general election is held, make out a notice stating the offices and vacancies within those offices to be filled at the general election in the state, and in each county and district thereof. During the 30 days prior to the beginning of qualifying, the Department of State shall have the notice published two times in a newspaper of general circulation in each county; and, in counties in which there is no newspaper of general circulation, it shall send to the sheriff a notice of the offices and vacancies to be filled at such general election by the qualified voters of the sheriff's county or any district thereof, and the sheriff shall have at least five copies of the notice posted in conspicuous places in the county.

SECTION FIVE FS §190.006(3)(b)

The District shall publish a notice of the candidate-qualifying period set by the Lee County Supervisor of Elections for each election as least two weeks prior to the start of the qualifying period.

SECTION SIX

THE FOREGOING RESOLUTION was offered by Supervisor _____ who moved its adoption. The motion was seconded by Supervisor _____ and upon being put to vote, the vote was as follows:

Supervisor _____	_____	AYE	NAY
Supervisor _____	_____	AYE	NAY
Supervisor _____	_____	AYE	NAY
Supervisor _____	_____	AYE	NAY
Supervisor _____	_____	AYE	NAY

DULY PASSED AND ADOPTED this 8th day of May, 2014.

ATTEST:

**BOARD OF SUPERVISORS OF
THE PARKLANDS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____

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**MINUTES OF MEETING
PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT**

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A Regular Meeting of the Parklands West Community Development District's Board of Supervisors was held on **Thursday, January 9, 2014 at 1:00 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

16
17

Present and constituting a quorum were:

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Francis Percuoco	Chair
Robert Wyant	Vice Chair
William Kaufman	Assistant Secretary
Jerry Baum	Assistant Secretary

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29
30
31
32

Also present were:

33
34
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36
37

Chuck Adams	District Manager
Al Buchanan	

38
39
40

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that Supervisors Percuoco, Kaufman and Baum were present, in person. Supervisor Wyant was not present at roll call. Supervisor Patterson was not present.

SECOND ORDER OF BUSINESS

Acceptance of Resignation of John Patterson

Mr. Adams presented Mr. Patterson's resignation letter for the Board's consideration.

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34
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37

On MOTION by Mr. Baum and seconded by Mr. Percuoco, with all in favor, the resignation of Mr. John Patterson dated December 2, 2013, was accepted.

38
39
40

**A. Discussion/Consideration of Candidate to Fill Unexpired Term of Office (SEAT 4);
*Term Expires November, 2016***

41 Mr. Adams asked for nominations to fill Seat 4, term expires November, 2016. Mr.
 42 Percuoco nominated Mr. Al Buchanan. No other nominations were made.

43

44 **On MOTION by Mr. Percuoco and seconded by Mr. Baum,**
 45 **with all in favor, the appointment of Mr. Al Buchanan to Seat**
 46 **4, term expires November, 2016, was approved.**

47

48

49 • **Administration of Oath of Office** (*the following to be provided in separate*
 50 *package*)

51 ○ **Guide to Sunshine Amendment and Code of Ethics for Public Officers**
 52 **and Employees**

53 ○ **Membership, Obligations and Responsibilities**

54 ○ **Form 1: Statement of Financial Interests**

55 ○ **Form 1X: Amendment to Form 1, Statement of Financial Interests**

56 ○ **Form 1F: Final Statement of Financial Interests**

57 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
 58 of Office to Mr. Buchanan.

59 Mr. Adams advised Mr. Buchanan that he is entitled to a \$200, per meeting, stipend. Mr.
 60 Buchanan was instructed to complete the payroll documents, located in the packet, if he wishes
 61 to receive compensation.

62 Mr. Adams stated that “Form 1: Statement of Financial Interests” requires immediate
 63 attention. The form should be completed and filed with the Lee County Supervisor of Elections
 64 Office within 30 days; filing is required annually. If a Supervisor’s financial interests change
 65 during the course of the year, in between filings, “Form 1X: Amendment to Form 1, Statement
 66 of Financial Interests” should be completed and filed directly with the Lee County Supervisor of
 67 Elections Office.

68 Mr. Adams indicated that “Form 1F: Final Statement of Financial Interests” is included
 69 for information. He noted that Form 1F will be provided by Staff, upon a Board Member’s
 70 resignation or departure from office, and must be filed with the Lee county Supervisor of
 71 Elections Office within 60 days of leaving office.

72 Mr. Adams advised that the “Guide to Sunshine Amendment and Code of Ethics for
 73 Public Officers and Employees” is included in the packet. As an elected official of a

74 governmental entity, Mr. Buchanan is now subject to the provisions of the Sunshine Law. Most
75 importantly, a Board Member cannot have communications regarding District business with
76 another Parklands West CDD Board Member outside of a publicly advertised District meeting.
77 ‘Communications’ is defined as direct oral, telephonic, facsimile, email, tweeting, Facebook and
78 blogging. A member of District Staff cannot be used as a conduit to try to determine the position
79 of another Board Member on an item; there must be complete transparency with the District’s
80 business. All discussions and decisions will occur in a public forum where the public can
81 observe the deliberation prior to the Board making a determination on any District business.

82 Mr. Adams noted that the District Management firm acts as the official records
83 custodians for the District. He explained that Management retains copies of all documents that
84 are provided to the Board; therefore, it is not necessary for a Board Member to keep copies. Mr.
85 Adams cautioned Mr. Buchanan not to store District records with personal records. He clarified
86 that District documents are public records and subject to records requests and investigations.

87 Mr. Adams welcomed Mr. Buchanan to the Board and advised that a binder with District
88 information will be transmitted to Mr. Buchanan for his review.

89 **B. Consideration of Resolution 2014-1, Electing Officers of the District**

90 Mr. Adams reported that the Board is required to consider the slate of officers each time
91 there is an election or Board Member appointment. He presented Resolution 2014-1 for the
92 Board’s consideration.

93 Mr. Adams advised that, prior to Mr. Buchanan’s appointment, Mr. Percuoco served as
94 Chair, Mr. Wyant served as Vice Chair, Mr. Adams as Secretary, Mr. Wrathell as Secretary and
95 Treasurer and the remainder of the Board served as Assistant Secretaries. He indicated that the
96 Board may choose to rearrange the slate of officers or maintain the existing slate of officers, with
97 Mr. Buchanan serving as an Assistant Secretary.

98 *****Mr. Wyant joined the meeting.*****

99 Mr. Baum nominated the existing slate of officers, including Mr. Buchanan as Assistant
100 Secretary.

101

102

103

104

105

**On MOTION by Mr. Baum and seconded by Mr. Kaufman,
with all in favor, Resolution 2014-1, Electing Officers of the
District, as nominated, was adopted.**

106 **THIRD ORDER OF BUSINESS** **Consideration of Proposals for**
107 **Maintenance of Water Management**
108 **Areas Aquatic Management**
109

- 110 **A. Aquagenix**
- 111 **B. Clarke Aquatic Services, Inc.**
- 112 **C. Lake and Wetland Management**
- 113 **D. Lake Masters Aquatic Weed Control, Inc.**

114 Mr. Adams recalled previous conversation during Parklands Lee CDD and Parklands
115 West CDD Board meetings regarding concerns with the level of service of LakeMasters Aquatic
116 Weed Control, Inc. (LakeMasters). As a result, Mr. Adams sought proposals for maintenance of
117 water management areas aquatic management; four were received. He explained that the
118 contract amount falls below the formal bidding process threshold.

119 Mr. Adams reported that the current contractor, LakeMasters Aquatic Weed Control, Inc.
120 (LakeMasters), submitted a proposal for \$39,840 for the first and second year options.
121 Aquagenix’s proposal was \$42,475 for the first and second year options. Clarke Aquatic
122 Services, Inc., (Clarke), submitted a \$61,302.74 proposal, for the first and second year options.

123 With regard to Lake and Wetland Management (Lake and Wetland), Mr. Adams advised
124 that the proposal in the agenda is not the latest version. He indicated that Lake and Wetland was
125 not clear as to the areas of responsibility and, upon further discussion, a revised proposal was
126 submitted in the amount of \$59,356, for each of the first two years.

127 Mr. Adams advised that the current LakeMasters contract is \$43,326, which includes the
128 lake maintenance, as well as the aeration maintenance.

129 Mr. Adams indicated that Staff has worked with Aquagenix in many locations, over the
130 last 20 years. He stated that the quality of service will be contingent upon the branch manager
131 assigned to the District.

132 Mr. Adams is confident that Aquagenix can meet the standards of this project. To the
133 extent that they cannot, the contract has a 30-day termination clause.

134 Discussion ensued regarding LakeMasters’ low level of service.

135 Mr. Adams advised that Aquagenix previously assigned a manager to several other
136 projects and he had to cancel the contracts because of the quality of service. He will confer with

137 Aquagenix’s local vice president to ensure that a suitable branch manager is assigned to the
138 District.

139 Mr. Adams indicated that, with the concerns of the level of service currently received
140 from LakeMasters, the lowest proposal is not in the best interest of the District. The next lowest
141 proposal is from Aquagenix, in the amount of \$42,475.

142 Mr. Adams conveyed that Staff’s recommendation is to award the contract to Aquagenix
143 in the amount of \$42,475. He reiterated that the contract includes a 30-day termination clause.

144

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the Aquagenix proposal for Maintenance of Water Management Areas Aquatic Management, in the amount of \$42,475, was approved.

145

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FOURTH ORDER OF BUSINESS

Approval of September 12, 2013 Public Hearing and Regular Meeting Minutes

151

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154

Mr. Adams presented the September 12, 2013 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

155

156

On MOTION by Mr. Kaufman and seconded by Mr. Baum, with all in favor, the September 12, 2013 Public Hearing and Regular Meeting Minutes, as presented, were approved.

157

158

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161

FIFTH ORDER OF BUSINESS

Other Business

162

163

164

There being no other business, the next item followed.

165

SIXTH ORDER OF BUSINESS

Staff Reports

166

167

168

A. Attorney

169

There being no report, the next item followed.

170

B. Engineer

171

There being no report, the next item followed.

172

C. Manager

173

i. Approval of Unaudited Financial Statements as of November 30, 2013

174 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2013 and
175 noted the District’s minimal activity. He indicated that assessment levy revenue, through the end
176 of November, was approximately \$30,000. The District expended approximately \$7,200,
177 through the end of November, 2013. He noted that November invoices were accruals from the
178 prior fiscal year, as they were for October activity.

179 On Page 3, Mr. Adams stated that an interest only payment was made and a homeowner
180 made a principal prepayment at closing.

181 **ii. NEXT METING DATE: May 8, 2014 at 1:00 P.M.**

182 The next meeting will be held on May 8, 2014 at 1:00 p.m., at this location.

183 Mr. Adams anticipates that the Audited Financial Report for Fiscal Year 2013 and the
184 Fiscal Year 2015 Budget will be presented at the May 8, 2014 meeting.

185

186	SEVENTH ORDER OF BUSINESS	Audience	Comments/Supervisors’
187		Requests	

188
189 There being no audience comments or Supervisors’ requests, the next item followed.

190

191	EIGHTH ORDER OF BUSINESS	Adjournment
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192
193 There being nothing further to discuss, the meeting adjourned.

194

195 On MOTION by Mr. Kaufman and seconded by Mr. Wyant, 196 with all in favor, the meeting adjourned at 1:17 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2014**

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2014**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2012	
ASSETS			
Cash - SunTrust	\$191,004	\$ -	\$ 191,004
Investments			
Federated - treasury obligations	41,524	-	41,524
Revenue account	-	718,548	718,548
Reserve account	-	362,436	362,436
Prepayment	-	18,833	18,833
Total assets	\$ 232,528	\$ 1,099,817	\$ 1,332,345
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 11,222	\$ -	\$ 11,222
Total liabilities	11,222	-	11,222
Fund balances:			
Reserved for debt service	-	1,099,817	1,099,817
Unreserved, undesignated	221,306	-	221,306
Total fund balances	221,306	1,099,817	1,321,123
Total liabilities and fund balances	\$ 232,528	\$ 1,099,817	\$ 1,332,345

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,593	\$ 146,201	\$ 153,879	95%
Interest & miscellaneous	54	210	-	N/A
Total revenues	<u>1,647</u>	<u>146,411</u>	<u>153,879</u>	95%
EXPENDITURES				
Administrative				
Supervisors	-	1,077	4,306	25%
Management/recording	4,766	28,593	57,186	50%
Legal	-	450	500	90%
Engineering fees	-	-	500	0%
Audit	6,500	7,000	7,100	99%
Accounting services	400	2,398	4,797	50%
Assessment roll preparation	-	12,500	12,500	100%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	500	500	1,000	50%
Trustee fees	-	-	6,000	0%
Telephone	42	250	500	50%
Postage	5	47	500	9%
Printing & binding	86	518	1,035	50%
Legal advertising	-	246	750	33%
Office supplies	-	-	200	0%
Annual district filing fee	-	175	175	100%
Insurance	-	5,923	6,050	98%
Contingencies	44	941	750	125%
Total administrative	<u>12,343</u>	<u>60,618</u>	<u>105,049</u>	58%
Water management services				
Other contractual	12,467	30,050	87,730	34%
Electricity	37	217	600	36%
Total water management services	<u>12,504</u>	<u>30,267</u>	<u>88,330</u>	34%
Other fees and charges				
Tax collector	-	659	768	86%
Property appraiser	-	481	512	94%
Total other fees and charges	<u>-</u>	<u>1,140</u>	<u>1,280</u>	89%
Total expenditures	<u>24,847</u>	<u>92,025</u>	<u>194,659</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(23,200)	54,386	(40,780)	
Fund balance - beginning	244,506	166,920	125,849	
Fund balance - ending	<u>\$ 221,306</u>	<u>\$ 221,306</u>	<u>\$ 85,069</u>	

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED MARCH 31, 2014**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 7,479	\$ 699,068	\$ 722,664	97%
Assessment prepayments	14,735	14,735	-	N/A
Interest	1	14	-	N/A
Total revenues	<u>22,215</u>	<u>713,817</u>	<u>722,664</u>	99%
EXPENDITURES				
Principal	-	-	270,000	0%
Principal prepayments	-	10,000	-	N/A
Interest	-	228,914	457,966	50%
Total expenditures	<u>-</u>	<u>238,914</u>	<u>727,966</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	22,215	474,903	(5,302)	
Fund balance - beginning	<u>1,077,602</u>	<u>624,914</u>	<u>633,485</u>	
Fund balance - ending	<u><u>\$ 1,099,817</u></u>	<u><u>\$ 1,099,817</u></u>	<u><u>\$ 628,183</u></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>

Wrathell Hunt and Associates, LLC

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Lee County – Community Development Districts
FLORIDA

04/16/2014

2014PCT.	NAME OF CDD	# REG. VOTERS
040-1 & 124-1	Bayside Improvement CDD	2482
040-2	Bay Creek CDD	772
025-5	Beach Road Estates	0
025-6	Beach Road Golf Estates	0
125-0	Brooks of Bonita Springs	1989
125-1	Brooks of Bonita Springs II	1394
025-4	East Bonita Beach Rd	0
080-1	Mediterra North	320
064-1	Moody River Estates	533
025-3	Parklands Lee	306
025-2	Parklands West	472
123-1	River Ridge CDD	1332
060-1	Stoneybrook CDD	1533
005-2	Verandah East	194
005-1	Verandah West	691
032-2	Waterford Landing CDD	0

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