

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**May 14, 2015**

**Parklands Lee Community Development District**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

May 7, 2015

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

Board of Supervisors  
Parklands Lee Community Development District

Dear Board Members:

A Regular Meeting of the Parklands Lee Community Development District's Board of Supervisors will be held on **Thursday, May 14, 2015 at 1:15 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. Public Comments
3. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2014, Prepared by Grau & Associates
4. Consideration of **Resolution 2015-2**, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2014
5. Consideration of **Resolution 2015-3**, Approving the District's Proposed Budgets for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing An Effective Date
6. Approval of **January 8, 2015** 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, 2015
    - ii. **351** Registered Voters in District as of April 15, 2015
    - iii. **NEXT MEETING DATE: July 9, 2015 at 1:15 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 LEE  
COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2014**

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

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Parklands Lee 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 Lee Community Development District, Bonita Springs, Florida (the "District") as of and for the fiscal year ended September 30, 2014, 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, 2014, 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.

## **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 31, 2015, 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, and 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.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated March 31, 2015, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

March 31, 2015

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parklands Lee Community Development District, Bonita Springs, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2014. 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 plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,581,806.
- The change in the District's total net position in comparison with the prior fiscal year was (\$226,777), 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, 2014, the District's governmental funds reported combined ending fund balances of \$399,416, a decrease of \$(18,532) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, assigned for subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION SEPTEMBER 30,	
	2014	2013
Current and other assets	\$ 411,785	\$ 363,683
Capital assets, net of depreciation	12,224,669	12,647,668
Total assets	<u>12,636,454</u>	<u>13,011,351</u>
Deferred outflows of resources	137,099	143,760
Current liabilities	75,903	90,886
Long-term liabilities	4,115,844	4,255,642
Total liabilities	<u>4,191,747</u>	<u>4,346,528</u>
Net position		
Net investment in capital assets	8,245,924	8,535,786
Restricted	189,212	174,075
Unrestricted	146,670	98,722
Total net position	<u>\$ 8,581,806</u>	<u>\$ 8,808,583</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position 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,	
	2014	2013
Revenues:		
Program revenues		
Charges for services	\$ 466,486	\$ 514,030
Operating grants and contributions	17	3,513
Unrestricted investment earnings	134	316
Miscellaneous	-	-
Total revenues	<u>466,637</u>	<u>517,859</u>
Expenses:		
General government	101,459	105,599
Maintenance and operations	431,206	395,124
Interest	160,749	300,356
Total expenses	<u>693,414</u>	<u>801,079</u>
Change in net position	<u>(226,777)</u>	<u>(283,220)</u>
Net position - beginning, previously stated	8,808,583	9,196,094
Effect of adoption of GASB No. 65	-	(104,291)
Net position - beginning, as restated	<u>8,808,583</u>	<u>9,091,803</u>
Net position - ending	<u>\$ 8,581,806</u>	<u>\$ 8,808,583</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2014 was \$693,414. The majority of the costs of the District's activities were paid by program revenues. Program revenues, comprised primarily of assessments, decreased from the prior fiscal year. The majority of the change in expenses results from the decrease in interest due to prior year refunding activities.

## 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 for the fiscal year ended September 30, 2014 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2014, the District had \$15,412,000 invested in land and land improvements and infrastructure for its governmental activities. In the government-wide financial statements depreciation of \$3,187,331 has been taken, which resulted in a net book value of \$12,224,669. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2014, the District had \$4,120,000 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 infrastructure projects for the subsequent fiscal year. It is anticipated that the general operations and maintenance 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 Lee Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT  
 BONITA SPRINGS, FLORIDA  
 STATEMENT OF NET POSITION  
 SEPTEMBER 30, 2014**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 109,751
Investments	42,528
Assessments receivable	189
Prepays	6,695
Restricted assets:	
Investments	252,622
Capital assets:	
Nondepreciable	5,122,000
Depreciable, net	7,102,669
Total assets	12,636,454
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding	137,099
Total deferred outflows of resources	137,099
 <b>LIABILITIES</b>	
Accounts payable	12,369
Accrued interest payable	63,534
Non-current liabilities:	
Due within one year	140,000
Due in more than one year	3,975,844
Total liabilities	4,191,747
 <b>NET POSITION</b>	
Net investment in capital assets	8,245,924
Restricted for debt service	189,212
Unrestricted	146,670
Total net position	\$ 8,581,806

See notes to the financial statements

**PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT  
 BONITA SPRINGS, FLORIDA  
 STATEMENT OF ACTIVITIES  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2014**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Service	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 101,459	\$ 101,459	\$ -	\$ -
Maintenance and operations	431,206	56,021	-	(375,185)
Interest on long-term debt	160,749	309,006	17	148,274
Total governmental activities	693,414	466,486	17	(226,911)
General revenues:				
Investment earnings				134
Total general revenues				134
Change in net position				(226,777)
Net position - beginning, as restated				8,808,583
Net position - ending				\$ 8,581,806

See notes to the financial statements

**PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT  
 BONITA SPRINGS, FLORIDA  
 BALANCE SHEET  
 GOVERNMENTAL FUNDS  
 SEPTEMBER 30, 2014**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 109,751	\$ -	\$ 109,751
Investments	42,528	252,622	295,150
Assessments receivable	65	124	189
Prepays	6,695	-	6,695
Total assets	<u>\$ 159,039</u>	<u>\$ 252,746</u>	<u>\$ 411,785</u>
<b>LIABILITIES</b>			
Liabilities:			
Accounts payable	\$ 12,369	\$ -	\$ 12,369
Total liabilities	<u>12,369</u>	<u>-</u>	<u>12,369</u>
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid items	6,695	-	6,695
Restricted for:			
Debt service	-	252,746	252,746
Assigned to:			
For subsequent year's expenditures	35,845	-	35,845
Unassigned	104,130	-	104,130
Total fund balances	<u>146,670</u>	<u>252,746</u>	<u>399,416</u>
Total liabilities and fund balances	<u>\$ 159,039</u>	<u>\$ 252,746</u>	<u>\$ 411,785</u>

See notes to the financial statements

**PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT  
 BONITA SPRINGS, FLORIDA  
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
 TO THE STATEMENT OF NET POSITION  
 SEPTEMBER 30, 2014**

Fund balance - governmental funds \$ 399,416

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

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

Cost of capital assets	15,412,000	
Accumulated depreciation	<u>(3,187,331)</u>	12,224,669

Assets that are not available to pay for current-period expenditures are deferred in the fund statements.

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.

137,099

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	(63,534)	
Bond discounts	4,156	
Bonds payable	<u>(4,120,000)</u>	<u>(4,179,378)</u>

Net position of governmental activities	<u><u>\$ 8,581,806</u></u>
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See notes to the financial statements

**PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT  
 BONITA SPRINGS, FLORIDA  
 STATEMENT OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCES  
 GOVERNMENTAL FUNDS  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2014**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 157,480	\$ 309,006	\$ 466,486
Interest and miscellaneous	134	17	151
Total revenues	157,614	309,023	466,637
<b>EXPENDITURES</b>			
Current:			
General government	101,459	-	101,459
Maintenance and operations	88,207	-	88,207
Debt service:			
Principal	-	140,000	140,000
Interest	-	155,503	155,503
Total expenditures	189,666	295,503	485,169
Excess (deficiency) of revenues over (under) expenditures	(32,052)	13,520	(18,532)
<b>OTHER FINANCING SOURCES (USES)</b>			
Sale of Capital Assets	80,000	-	-
Total other financing sources (uses)	80,000	-	-
Net change in fund balances	47,948	13,520	(18,532)
Fund balances - beginning	98,722	239,226	337,948
Fund balances - ending	\$ 146,670	\$ 252,746	\$ 319,416

See notes to the financial statements

**PARKLANDS LEE 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, 2014**

Net change in fund balances - total governmental funds	\$	(18,532)
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.		(342,999)
Bond discounts 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.		(6,863)
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.		140,000
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.		1,617
Change in net position of governmental activities	<u>\$</u>	<u>(226,777)</u>

See notes to the financial statements

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

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Parklands Lee Community Development District (the "District"), was created by City of Bonita Springs Ordinance 04-06 enacted on May 6, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the boundaries of 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") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District 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. 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 for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Assets**

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

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

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

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

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

The District records all interest revenue related to investment activities in the respective funds 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.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at 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, \$6,661 was recognized as a component of interest expense in the current fiscal year.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position 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).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

#### Fund Equity/Net Position

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

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

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

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

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.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash 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.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2014:

	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation Fund CL Y	\$ 252,622	S&P AAAM	Weighted average of the fund portfolio: 43 days
Money Market Mutual Funds - Federated Treasury Obligations Fund SS	42,528	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 295,150</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 Indentures limit the type of investments held using unspent proceeds.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2014 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,202,000	\$ -	\$ (80,000)	\$ 5,122,000
Total capital assets, not being depreciated	<u>5,202,000</u>	<u>-</u>	<u>(80,000)</u>	<u>5,122,000</u>
Capital assets, being depreciated				
Infrastructure - stormwater management system	8,439,281	-	-	8,439,281
Infrastructure - roadways	1,850,719	-	-	1,850,719
Total capital assets, being depreciated	<u>10,290,000</u>	<u>-</u>	<u>-</u>	<u>10,290,000</u>
Less accumulated depreciation for:				
Infrastructure - stormwater management system	2,332,761	281,309	-	2,614,070
Infrastructure - roadways	511,571	61,690	-	573,261
Total accumulated depreciation	<u>2,844,332</u>	<u>342,999</u>	<u>-</u>	<u>3,187,331</u>
Total capital assets, being depreciated, net	<u>7,445,668</u>	<u>(342,999)</u>	<u>-</u>	<u>7,102,669</u>
Governmental activities capital assets, net	<u>\$ 12,647,668</u>	<u>\$ (342,999)</u>	<u>\$ (80,000)</u>	<u>\$ 12,224,669</u>

Depreciation expense was charged to maintenance and operations. On 10/17/2014 the District sold a right of way for \$80,000.

## NOTE 6 – LONG-TERM LIABILITIES

On April 29, 2013, the District issued \$3,865,000 of Special Assessment Refunding Bonds, Series 2013A-1 (Senior Lien), and \$395,000 of Special Assessment Refunding Bonds, Series 2013A-2 (Subordinate Lien) together (the "Series 2014 Bonds"). The Series 2013 Bonds were applied together with other legally available funds to currently refund the Series 2011A Bonds. The Senior Lien consists of \$1,895,000 Serial Bonds gradually mature from May 1, 2014 through May 1, 2026 with interest rates ranging from 1.250% to 3.875%, and \$1,970,000 Term Bond due on May 1, 2035 with the fixed interest rate of 4.125%. The Subordinate Lien consists of \$150,000 Term Bond due May 1, 2023 with a fixed interest rate of 4% and \$245,000 Term Bond due May 1, 2035 with a fixed interest rate of 5%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2013. Principal on the Series 2014 Bonds is paid serially and commences on May 1, 2014. The Bonds mature at various dates through May 1, 2035.

The Bonds maturing on or prior to May 1, 2023 are not subject to redemption at the option of the District prior to their stated dates of maturity. The Bonds maturing on or after May 1, 2024 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions. 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, 2014.

Changes in long-term liability activity for the fiscal year ended September 30, 2014 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 4,260,000	\$ -	\$ (140,000)	\$ 4,120,000	\$ 140,000
Less: bond discount	(4,358)	-	202	(4,156)	
Total	<u>\$ 4,255,642</u>	<u>\$ -</u>	<u>\$ (139,798)</u>	<u>4,115,844</u>	<u>\$ 140,000</u>

At September 30, 2014, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2015	\$ 140,000	\$ 152,481	\$ 292,481
2016	145,000	149,694	294,694
2017	145,000	146,594	291,594
2018	150,000	143,231	293,231
2019	155,000	139,594	294,594
2020-2024	845,000	620,494	1,465,494
2025-2029	1,010,000	450,813	1,460,813
2030-2034	1,250,000	220,500	1,470,500
2035	280,000	11,768	291,768
Total	<u>\$ 4,120,000</u>	<u>\$ 2,035,169</u>	<u>\$ 6,155,169</u>

#### **NOTE 7 – SHARED MAINTENANCE COSTS WITH PARKLANDS WEST**

The District has an agreement with Parklands West Community Development District (“Parklands West”) 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 2014, Parklands Lee CDD had 521 assessable units and Parklands West CDD had 512 assessable units. As such, these expenditures were allocated 50.44% and 49.56% between Parklands Lee CDD and Parklands West CDD, respectively. The District’s portion of these shared costs for the fiscal year ended September 30, 2014 was approximately \$79,000.

#### **NOTE 8 – MANAGEMENT AGREEMENTS**

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 9 – 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 LEE 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, 2014**

	Budgeted Amounts Original	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 156,584	\$ 157,480	\$ 896
Interest and miscellaneous	500	134	(366)
Total revenues	157,084	157,614	530
<b>EXPENDITURES</b>			
Current:			
General government	106,178	101,459	4,719
Maintenance and operations	89,208	88,207	1,001
Total expenditures	195,386	189,666	5,720
Excess (deficiency) of revenues over (under) expenditures	(38,302)	(32,052)	6,250
<b>OTHER FINANCING SOURCES</b>			
Sale of capital assets		80,000	80,000
Total other financing sources	-	80,000	80,000
Net change in fund balance	\$ (38,302)	47,948	\$ 86,250
Fund balance - beginning		98,722	
Fund balance - ending		\$ 146,670	

See notes to required supplementary information

**PARKLANDS LEE 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).

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, 2014.

Actual general fund expenditures for the fiscal year ended September 30, 2014 were less than appropriations 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 Lee 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 Lee Community Development District, Bonita Springs, Florida (the "District") as of and for the fiscal year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 31, 2015.

**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 31, 2015



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

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

We have examined Parklands Lee Community Development District, Bonita Springs, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2014. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2014.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parklands Lee Community Development District, Bonita Springs, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 31, 2015



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Parklands Lee Community Development District ("District") as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated March 31, 2015.

**Auditor's Responsibility**

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.

**Other Reports and Schedule**

We have issued our Independent Auditor's 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 Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 31, 2015, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parklands Lee 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 Lee 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 31, 2015

## 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, 2013.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2014.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2014.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. 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, 2014 financial audit report.
6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2014. 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 2015-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT  
HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2014**

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 2014;

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

1. The Audited Financial Report for Fiscal Year 2014, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2014, for the period ending September 30, 2014; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2014 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 14<sup>h</sup> day of May, 2015.

**PARKLANDS LEE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RESOLUTION 2015-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Parklands Lee Community Development District (the "Board") prior to June 15, 2015, a proposed operating budget and debt service budget for Fiscal Year 2015/2016; 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 LEE COMMUNITY DEVELOPMENT DISTRICT:**

1. **BUDGETS APPROVED.** The operating and debt service budgets proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

**DATE:** September 10, 2015  
**HOUR:** 1:15 P.M.  
**LOCATION:** The Renaissance Center  
28121 Palmira Blvd.  
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** 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. **POSTING OF BUDGET.** In accordance with Section 189.016, 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. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

ATTEST:

**PARKLANDS LEE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Exhibit A: Fiscal Year 2015/2016 Budgets

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2016  
MAY 7, 2015**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2015			Total Revenue & Expenditures	Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 3/31/15	Projected through 9/30/15		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 162,873				\$ 157,755
Allowable discounts (4%)	(6,515)				(6,310)
Assessment levy: on-roll - net	156,358	\$ 143,659	\$ 12,699	\$ 156,358	151,445
Interest and miscellaneous	500	106	394	500	500
Total revenues	156,858	143,765	13,093	156,858	151,945
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	58,330	29,165	29,165	58,330	59,497
Legal	950	450	500	950	950
Engineering fees	500	-	500	500	500
Audit	7,100	-	7,100	7,100	7,100
Accounting services	4,797	2,399	2,398	4,797	4,797
Assessment roll preparation	12,500	12,500	-	12,500	12,500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent fees	1,000	500	500	1,000	1,000
Trustee fees	6,000	-	6,000	6,000	6,000
Telephone	500	250	250	500	500
Postage	324	103	221	324	324
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	248	502	750	750
Office supplies	105	-	105	105	105
Annual district filing fee	175	175	-	175	175
Insurance	7,000	6,695	-	6,695	7,000
Contingencies	2,000	707	1,293	2,000	2,000
Total professional & admin	108,572	54,787	53,480	108,267	109,739
<b>Water management</b>					
Contractual services	82,828	16,970	65,858	82,828	40,903
Capital outlay	-	10,147	-	10,147	-
Total water management	82,828	27,117	65,858	92,975	40,903

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2015			Total Revenue & Expenditures	Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 3/31/15	Projected through 9/30/15		
<b>EXPENDITURES (continued)</b>					
<b>Other fees and charges</b>					
Property appraiser	521	-	521	521	521
Tax collector	782	508	274	782	782
Total other fees and charges	<u>1,303</u>	<u>508</u>	<u>795</u>	<u>1,303</u>	<u>1,303</u>
Total expenditures	<u>192,703</u>	<u>82,412</u>	<u>120,133</u>	<u>202,545</u>	<u>151,945</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (35,845)	 61,353	 (107,040)	 (45,687)	 -
 Fund balance - beginning (unaudited)	 <u>138,683</u>	 <u>146,669</u>	 <u>208,022</u>	 <u>146,669</u>	 <u>100,982</u>
Fund balance - ending (projected)	<u>\$ 102,838</u>	<u>\$ 208,022</u>	<u>\$ 100,982</u>	<u>\$ 100,982</u>	<u>\$ 100,982</u>

**ASSESSMENT SUMMARY**

Description	Number of Units	FY 2015 Assessment	FY 2016 Assessment	Total Revenue
Resident	521	\$ 312.62	\$ 302.79	\$ 157,754
Total	<u>521</u>			<u>\$ 157,754</u>

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

**EXPENDITURES**

**Professional & admin**

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 the fiscal year.</p>	
Management/recording	59,497
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts 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	950
<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 fees	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 fees	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934. <b>Wrathell, Hunt &amp; Associates, LLC</b> is the dissemination agent.</p>	
Trustee fees	6,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	

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

**EXPENDITURES (continued)**

Telephone	500
Telephone and fax machine.	
Postage	324
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,035
Letterhead, envelopes, copies, etc.	
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings,	
Office supplies	105
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	7,000
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 \$1,000,000 for public officials liability.	

Contingencies	2,000
Bank charges and other miscellaneous expenses incurred during the year.	

**Water management**

Contractual services	40,903
<p>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 and includes 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 West CDD (based upon the number of units).</p>	

	Total	Parklands Lee (521 Units)	Parklands West (498 Units)
Lake maintenance	45,000	23,008	21,992
Aeration	10,000	5,113	4,887
Aquascaping	20,000	10,226	9,774
Lake banks (erosion)	5,000	2,556	2,444
Total	80,000	40,903	39,097

**Other fees and charges**

Property appraiser	521
The property appraiser's fees are \$1.00 per parcel.	
Tax collector	782
The tax collector's fees are \$1.50 per parcel.	
Total expenditures	\$151,945

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2016**

	Fiscal Year 2015				Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 3/31/15	Projected through 9/30/15	Total Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross*	\$ 309,173				\$ 308,322
Allowable discounts (4%)	(12,367)				(12,333)
Assessment levy: on-roll - net	296,806	\$ 270,938	\$ 25,868	\$ 296,806	295,989
Interest	-	6	-	6	-
Total revenues	296,806	270,944	25,868	296,812	295,989
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal Series A-1	125,000	-	125,000	125,000	135,000
Principal Series A-2	15,000	-	15,000	15,000	10,000
Principal prepayment	-	10,000	-	10,000	-
Interest Series A-1	134,831	67,416	67,209	134,625	132,231
Interest Series A-2	17,650	8,825	8,825	17,650	17,050
Total debt service	292,481	86,241	216,034	302,275	294,281
Excess/(deficiency) of revenues over/(under) expenditures	4,325	184,703	(190,166)	(5,463)	1,708
Beginning fund balance (unaudited)	240,536	252,745	437,448	252,745	247,282
Ending fund balance (projected)	<u>\$ 244,861</u>	<u>\$ 437,448</u>	<u>\$ 247,282</u>	<u>\$ 247,282</u>	<u>248,990</u>
Use of fund balance					
Debt service reserve account balance Series A-1 (required)					(8,338)
Debt service reserve account balance Series A-2 (required)					(135,262)
Series A-1 interest expense - November 1, 2016					(64,766)
Series A-2 interest expense - November 1, 2016					(8,325)
Projected fund balance surplus/(deficit) as of September 30, 2016					<u>\$ 32,299</u>

**Parklands Lee**

Community Development District

Series 2013 Refunding Bonds (Series A-1) - Senior Refunding Series

\$3,865,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	66,115.64	66,115.64
05/01/2016	135,000.00	2.000%	66,115.64	201,115.64
11/01/2016	-	-	64,765.64	64,765.64
05/01/2017	130,000.00	2.125%	64,765.64	194,765.64
11/01/2017	-	-	63,384.39	63,384.39
05/01/2018	135,000.00	2.250%	63,384.39	198,384.39
11/01/2018	-	-	61,865.64	61,865.64
05/01/2019	140,000.00	2.875%	61,865.64	201,865.64
11/01/2019	-	-	59,853.14	59,853.14
05/01/2020	145,000.00	3.125%	59,853.14	204,853.14
11/01/2020	-	-	57,587.51	57,587.51
05/01/2021	145,000.00	3.250%	57,587.51	202,587.51
11/01/2021	-	-	55,231.26	55,231.26
05/01/2022	155,000.00	3.375%	55,231.26	210,231.26
11/01/2022	-	-	52,615.63	52,615.63
05/01/2023	155,000.00	3.500%	52,615.63	207,615.63
11/01/2023	-	-	49,903.13	49,903.13
05/01/2024	160,000.00	3.625%	49,903.13	209,903.13
11/01/2024	-	-	47,003.13	47,003.13
05/01/2025	170,000.00	3.750%	47,003.13	217,003.13
11/01/2025	-	-	43,815.63	43,815.63
05/01/2026	175,000.00	3.875%	43,815.63	218,815.63
11/01/2026	-	-	40,425.00	40,425.00
05/01/2027	180,000.00	4.125%	40,425.00	220,425.00
11/01/2027	-	-	36,712.50	36,712.50
05/01/2028	190,000.00	4.125%	36,712.50	226,712.50
11/01/2028	-	-	32,793.75	32,793.75
05/01/2029	200,000.00	4.125%	32,793.75	232,793.75
11/01/2029	-	-	28,668.75	28,668.75
05/01/2030	210,000.00	4.125%	28,668.75	238,668.75
11/01/2030	-	-	24,337.50	24,337.50
05/01/2031	220,000.00	4.125%	24,337.50	244,337.50
11/01/2031	-	-	19,800.00	19,800.00
05/01/2032	225,000.00	4.125%	19,800.00	244,800.00
11/01/2032	-	-	15,159.38	15,159.38
05/01/2033	235,000.00	4.125%	15,159.38	250,159.38
11/01/2033	-	-	10,312.50	10,312.50
05/01/2034	245,000.00	4.125%	10,312.50	255,312.50
11/01/2034	-	-	5,259.38	5,259.38
05/01/2035	255,000.00	4.125%	5,259.38	260,259.38
<b>Total</b>	<b>\$3,605,000.00</b>	<b>-</b>	<b>\$1,671,219.00</b>	<b>\$5,276,219.00</b>

**Parklands Lee**

Community Development District

Series 2013 Refunding Bonds (Series A-2) - Subordinate Series

\$395,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	8,525.00	8,525.00
05/01/2016	10,000.00	4.000%	8,525.00	18,525.00
11/01/2016	-	-	8,325.00	8,325.00
05/01/2017	15,000.00	4.000%	8,325.00	23,325.00
11/01/2017	-	-	8,025.00	8,025.00
05/01/2018	15,000.00	4.000%	8,025.00	23,025.00
11/01/2018	-	-	7,725.00	7,725.00
05/01/2019	15,000.00	4.000%	7,725.00	22,725.00
11/01/2019	-	-	7,425.00	7,425.00
05/01/2020	15,000.00	4.000%	7,425.00	22,425.00
11/01/2020	-	-	7,125.00	7,125.00
05/01/2021	15,000.00	4.000%	7,125.00	22,125.00
11/01/2021	-	-	6,825.00	6,825.00
05/01/2022	15,000.00	4.000%	6,825.00	21,825.00
11/01/2022	-	-	6,525.00	6,525.00
05/01/2023	20,000.00	4.000%	6,525.00	26,525.00
11/01/2023	-	-	6,125.00	6,125.00
05/01/2024	20,000.00	5.000%	6,125.00	26,125.00
11/01/2024	-	-	5,625.00	5,625.00
05/01/2025	15,000.00	5.000%	5,625.00	20,625.00
11/01/2025	-	-	5,250.00	5,250.00
05/01/2026	20,000.00	5.000%	5,250.00	25,250.00
11/01/2026	-	-	4,750.00	4,750.00
05/01/2027	20,000.00	5.000%	4,750.00	24,750.00
11/01/2027	-	-	4,250.00	4,250.00
05/01/2028	20,000.00	5.000%	4,250.00	24,250.00
11/01/2028	-	-	3,750.00	3,750.00
05/01/2029	20,000.00	5.000%	3,750.00	23,750.00
11/01/2029	-	-	3,250.00	3,250.00
05/01/2030	20,000.00	5.000%	3,250.00	23,250.00
11/01/2030	-	-	2,750.00	2,750.00
05/01/2031	20,000.00	5.000%	2,750.00	22,750.00
11/01/2031	-	-	2,250.00	2,250.00
05/01/2032	20,000.00	5.000%	2,250.00	22,250.00
11/01/2032	-	-	1,750.00	1,750.00
05/01/2033	20,000.00	5.000%	1,750.00	21,750.00
11/01/2033	-	-	1,250.00	1,250.00
05/01/2034	25,000.00	5.000%	1,250.00	26,250.00
11/01/2034	-	-	625.00	625.00
05/01/2035	25,000.00	5.000%	625.00	25,625.00
<b>Total</b>	<b>\$365,000.00</b>	<b>-</b>	<b>\$204,250.00</b>	<b>\$569,250.00</b>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
Projected Fiscal Year 2016 Assessments**

**\*\*\*PRELIMINARY\*\*\***

<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Lee County</b>
				<b>19 years remaining</b>
				<b>Outstanding Principal after 2015-2016 tax payment</b>
Estate SF	\$ 2,467.11	\$ 302.79	\$ 2,769.90	\$ 30,599.03
SF 75'	1,163.09	302.79	1,465.88	\$ 14,425.58
SF 60'	946.37	302.79	1,249.16	\$ 11,741.46
SF 55'	930.90	302.79	1,233.69	\$ 11,545.79
SF 53'	851.13	302.79	1,153.92	\$ 10,556.36
Coach 2	697.79	302.79	1,000.58	\$ 8,654.49

**Fiscal Year 2014-2015**

Estate SF	\$ 2,467.11	\$ 312.62	\$ 2,782.18	\$ 31,759.29
SF 75'	1,163.09	312.62	1,478.16	14,972.57
SF 60'	946.37	312.62	1,261.44	12,186.68
SF 55'	930.90	312.62	1,245.97	11,983.58
SF 53'	851.13	312.62	1,166.20	10,956.63
Coach 2	697.79	312.62	1,012.86	8,982.65

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

5 A Regular Meeting of the Parklands Lee Community Development District's Board of  
6 Supervisors was held on **Thursday, January 8, 2015 at 1:15 p.m.**, at **The Renaissance Center,**  
7 **28121 Palmira Blvd., Bonita Springs, Florida 34135.**  
8

9 **Present were:**

10  
11 Russell Rupp Chair  
12 John Gainey Vice Chair  
13 Harvey Fontaine Assistant Secretary  
14 Emmett "Ben" Potter Assistant Secretary  
15 Robert Schwartz Assistant Secretary  
16

17 **Also present were:**

18  
19 Chuck Adams District Manager  
20  
21

22 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

23  
24 Mr. Adams called the meeting to order at 1:25 p.m., and noted, for the record, that  
25 Supervisors Gainey, Fontaine, Potter and Schwartz were present, in person. Supervisor Rupp  
26 was not present at roll call.  
27

28 **SECOND ORDER OF BUSINESS**

**Administration of Oath of Office to Newly  
Elected Supervisors: Incumbents Ben  
Potter, SEAT 2 and Russell Rupp, SEAT  
5 (the following to be provided in a  
separate package)**

29  
30  
31  
32  
33  
34 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
35 of Office to Mr. Potter. He stated that Mr. Potter is still subject to the provisions of the Sunshine  
36 Law. Mr. Adams provided and briefly explained the following items:

- 37 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**  
38 **Employees**  
39 **B. Membership, Obligations and Responsibilities**  
40 **C. Financial Disclosure Forms**  
41 **i. Form 1: Statement of Financial Interests**

42 ii. Form IX: Amendment to Form 1, Statement of Financial Interests

43 iii. Form 1F: Final Statement of Financial Interests

44 D. Form 8B, Memorandum of Voting Conflict

45 \*\*\*Mr. Rupp arrived at the meeting at approximately 1:28 p.m.\*\*\*

46 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
47 of Office to Mr. Rupp.

48

49 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2015-1,**  
50 **Electing Officers**

51  
52 Mr. Adams presented Resolution 2015-1 for the Board’s consideration. He stated that,  
53 after an appointment or election, the Board is required to reconsider the slate of officers. The  
54 Board is not prevented from maintaining the current slate of officers.

55 Mr. Adams noted that, currently, Mr. Rupp serves as Chair and Mr. Gainey as Vice  
56 Chair.

57 Mr. Potter nominated the existing slate of officers.

58

59 **On MOTION by Mr. Potter and seconded by Mr. Schwartz,**  
60 **with all in favor, Resolution 2015-1, Electing Officers, as**  
61 **nominated, was adopted.**

62

63

64 **FOURTH ORDER OF BUSINESS** **Approval of July 10, 2014 Public Hearing**  
65 **and Regular Meeting Minutes**

66  
67 Mr. Adams presented the July 10, 2014 Public Hearing and Regular Meeting Minutes and  
68 asked for any additions, deletions or corrections.

69

70 **On MOTION by Mr. Fontaine and seconded by Mr. Rupp,**  
71 **with all in favor, the July 10, 2014 Public Hearing and Regular**  
72 **Meeting Minutes, as presented, were approved.**

73

74

75 **FIFTH ORDER OF BUSINESS** **Other Business**

76

77 In response to Mr. Rupp’s question regarding ponds, Mr. Adams replied that, at the  
78 Parkland’s West CDD meeting, he discussed concerns about growth, specifically in the Egret  
79 Golf Course lakes. He understood there to be a lack of spring due, primarily, to the golf

80 superintendent not wanting treatment on those specific lakes while growing new grass. Mr.  
81 Adams commented that, now that it was treated, he believes that skeletons from torpedo grass  
82 still exist. Mr. Adams stated that he will tour the lakes with Mr. Volpe and Aquagenix, in the  
83 coming weeks.

84 A Board Member pointed out that Mr. Volpe asked not to have anything sprayed while  
85 growing in Osprey and referred to a particular chemical. Mr. Adams indicated that Sonar was  
86 used. The Board Member stated that Mr. Volpe was very concerned with it affecting the new  
87 growth; therefore, nothing should be sprayed until September. Mr. Adams pointed out that the  
88 same issue may exist next year. Mr. Adams indicated that, unfortunately, the runners were  
89 defoliated; and skeletons will remain and continue to float for a long time unless manually  
90 removed. Mr. Adams advised that the skeletons will be manually removed but, unfortunately,  
91 Sonar cannot be put in the water due to the temperature. Sonar will not be an option until April.  
92 Mr. Adams stated that, while the waters are receding, submersed plants are coming up and a  
93 contact herbicide must be used, such as Reward, or a 2, 4-D chemical to knock it out. A Board  
94 Member voiced his preference for that approval, as the golf course sprays Roundup, which kills  
95 the grass. The Board Member commented that, if continuing the two treatments together, it  
96 should be completed by May. Mr. Adams noted that the chemical referred to is a water column  
97 chemical for the submersed plants. Mr. Adams believed that Rodeo was already sprayed on the  
98 torpedo grass and the skeletons remain; meaning, the skeletons must be physically raked off and  
99 removed or they will be an eyesore for a long time. Mr. Adams stated that this will be addressed  
100 when he meets with Bob and the contractor in the coming weeks.

101

102 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

103  
104 **A. Attorney**

105 There being no report, the next item followed.

106 **B. Engineer**

107 There being no report, the next item followed.

108 **C. Manager**

109 **i. Approval of Unaudited Financial Statements as of November 30, 2014**

110 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2014. He  
111 stated that the District showed very minimal activity. While October generally contains accruals



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153

**On MOTION by Mr. Gainey and seconded by Mr. Rupp, with all in favor, the meeting adjourned at 1:37 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

162

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2015**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2015**

	General	Debt Service Series 2013	Total Governmental Funds
<b>ASSETS</b>			
SunTrust - operating account	\$164,608	\$ -	\$ 164,608
SunTrust - Palmira easement	885	-	885
Federated - treasury obligations	42,529	-	42,529
Revenue	-	292,506	292,506
Reserve A1	-	135,262	135,262
Reserve A2	-	8,338	8,338
Prepayment A	-	1,342	1,342
Total assets	<u>\$ 208,022</u>	<u>\$ 437,448</u>	<u>\$ 645,470</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>Liabilities:</b>	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balances:</b>			
Restricted for			
Debt service	-	437,448	-
Unassigned	208,022	-	208,022
Total fund balances	<u>208,022</u>	<u>437,448</u>	<u>645,470</u>
Total Liabilities and Fund Balances	<u>\$ 208,022</u>	<u>\$ 437,448</u>	<u>\$ 645,470</u>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 904	\$ 143,659	\$ 156,358	92%
Interest & miscellaneous	26	106	500	21%
Total revenues	<u>930</u>	<u>143,765</u>	<u>156,858</u>	92%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	1,077	4,306	25%
Management	4,861	29,165	58,330	50%
Legal	-	450	950	47%
Engineering	-	-	500	0%
Audit	-	-	7,100	0%
Accounting services	400	2,399	4,797	50%
Assessment roll preparation	-	12,500	12,500	100%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	6,000	0%
Telephone	42	250	500	50%
Postage	-	103	324	32%
Printing & binding	86	518	1,035	50%
Legal advertising	-	248	750	33%
Office supplies	-	-	105	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,695	7,000	96%
Contingencies	68	707	2,000	35%
Total administrative	<u>5,540</u>	<u>54,787</u>	<u>108,572</u>	50%
<b>Water management</b>				
Contractual services	3,246	16,970	82,828	20%
Capital outlay	-	10,147	-	N/A
Total water management	<u>3,246</u>	<u>27,117</u>	<u>82,828</u>	33%
<b>Other fees and charges</b>				
Property appraiser	-	-	521	0%
Tax collector	-	508	782	65%
Total other fees and charges	<u>-</u>	<u>508</u>	<u>1,303</u>	39%
Total expenditures	<u>8,786</u>	<u>82,412</u>	<u>192,703</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	(7,856)	61,353	(35,845)	
Fund balance - beginning	215,878	146,669	138,683	
Fund balance - ending	<u>\$ 208,022</u>	<u>\$ 208,022</u>	<u>\$ 102,838</u>	

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013 REFUNDING BONDS  
FOR THE PERIOD ENDED MARCH 31, 2015**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 1,710	\$ 270,938	\$ 296,806	91%
Interest	1	6	-	N/A
Total revenues	<u>1,711</u>	<u>270,944</u>	<u>296,806</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal Series A-1	-	-	125,000	0%
Principal Series A-2	-	-	15,000	0%
Principal prepayment	-	10,000	-	N/A
Interest Series A-1	-	67,416	134,831	50%
Interest Series A-2	-	8,825	17,650	50%
Total debt service	<u>-</u>	<u>86,241</u>	<u>292,481</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	1,711	184,703	4,325	
Fund balances - beginning	<u>435,737</u>	<u>252,745</u>	<u>240,536</u>	
Fund balances - ending	<u>\$ 437,448</u>	<u>\$ 437,448</u>	<u>\$ 244,861</u>	

# WRATHELL, HUNT & ASSOCIATES LLC

2300 GLADES ROAD, SUITE 410W  
BOCA RATON, FL 33431

Lee County- Community Development Districts  
FLORIDA

04/15/2015

<b>2015 PCT.</b>	<b>NAME OF CDD</b>	<b># REG VOTERS</b>
40.1, 124.1, 124.3	Bayside Improvement	2,615
40.2	Bay Creek	800
25.5	Beach Road Estates	0
25.6	Beach Road Golf Estates	4
125.0	Brooks of Bonita Springs	1,994
125.1	Brooks of Bonita Springs II	1,436
25.4	East Bonita Beach	0
80.1	Mediterra North	347
64.1	Moody River Estates	668
<b>25.3</b>	<b>Parklands Lee</b>	<b>351</b>
25.2	Parklands West	492
5.4	River Hall	409
123.1	River Ridge	1,364
60.1	Stoneybrook	1,581
5.2	Verandah East	295
5.1	Verandah West	722
32.2	Waterford Landing	21

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