

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**May 12, 2016**

# Parklands West 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 5, 2016

Board of Supervisors  
Parklands West Community Development District

**ATTENDEES:**

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

Dear Board Members:

A Regular Meeting of the Parklands West Community Development District's Board of Supervisors will be held on **Thursday, May 12, 2016 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. Public Comments
3. Discussion/Consideration of Candidate to Fill Seat 1 Vacancy; Term Expires November, 2018
  - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)
    - i. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - ii. Membership, Obligations and Responsibilities
    - iii. Financial Disclosure Forms
      - Form 1: Statement of Financial Interests
      - Form 1X: Amendment to Form 1, Statement of Financial Interests
      - Form 1F: Final Statement of Financial Interests
      - Form 8B – Memorandum of Voting Conflict
  - B. Consideration of **Resolution 2016-1**, Electing Officers of the District
4. Consideration of **Resolution 2016-2**, Approving the District's Proposed Budgets for Fiscal Year 2016/2017 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing an Effective Date
5. Consideration of **Resolution 2016-3**, Placing Special District Candidates on General Election Ballot
6. Approval of **January 14, 2016** Regular Meeting Minutes

7. Other Business
8. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Approval of Unaudited Financial Statements as of March 31, 2016
    - ii. **508** Registered Voters in District as of April 15, 2016
    - iii. **NEXT MEETING DATE: July 14, 2016 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

**RESOLUTION 2016-1**

**A RESOLUTION ELECTING THE OFFICERS OF THE  
PARKLANDS WEST COMMUNITY DEVELOPMENT  
DISTRICT, LEE COUNTY, FLORIDA**

WHEREAS, the Board of Supervisors of the Parklands West Community Development District desires to elect the below recited person(s) to the offices specified.

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

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	_____ Chuck Adams _____
Treasurer	_____ Craig Wrathell _____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____ Craig Wrathell _____

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair/Vice Chair

\_\_\_\_\_  
Secretary/Assistant Secretary

**RESOLUTION 2016-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2016/2017  
AND SETTING A PUBLIC HEARING THEREON PURSUANT TO  
FLORIDA LAW AND PROVIDING 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, 2016, a proposed operating budget and debt service budget for Fiscal Year 2016/2017; 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 2016/2017 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 8, 2016**

**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 189.016, 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.
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 \_\_\_\_\_, 2016.**

**ATTEST:**

**PARKLANDS WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

Exhibit A: Fiscal Year 2016/2017 Budgets

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017  
PROPOSED BUDGET  
PREPARED APRIL 28, 2016**



**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2017**

	Fiscal Year 2016				Adopted Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/2016	Projected through 9/30/2016	Total Revenue and Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 150,783				\$ 148,930
Allowable discounts (4%)	(6,031)				(5,957)
Assessment levy: on-roll - net	144,752	\$ 140,265	\$ 4,487	\$ 144,752	142,973
Interest and miscellaneous	-	42	-	42	-
Total revenues	144,752	140,307	4,487	144,794	142,973
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	4,306	646	3,660	4,306	4,306
Management/recording	59,497	29,748	29,749	59,497	59,497
Legal	500	-	500	500	500
Engineering	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	1,000	500	500	1,000	1,000
Trustee	6,000	-	4,350	4,350	4,500
Telephone	500	250	250	500	500
Postage	500	60	440	500	500
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	239	511	750	750
Annual district filing fee	175	175	-	175	175
Insurance	6,050	5,923	-	5,923	6,050
Contingencies	1,500	637	863	1,500	1,500
Total professional & admin fees	107,910	60,695	45,438	106,133	106,410
<b>Water management</b>					
Contractual services	39,097	15,425	23,672	39,097	36,654
Electricity	600	394	206	600	600
Total water management services	39,697	15,819	23,878	39,697	37,254
<b>Other fees and charges</b>					
Tax collector	747	673	74	747	747
Property appraiser	498	481	-	481	498
Total other fees and charges	1,245	1,154	74	1,228	1,245
Total expenditures	148,852	77,668	69,390	147,058	144,909
Net change in fund balances	(4,100)	62,639	(64,903)	(2,264)	(1,936)
Fund balance - beginning (unaudited)	82,458	125,094	187,733	125,094	122,830
Fund balance - ending (projected)	\$ 78,358	\$ 187,733	\$ 122,830	\$ 122,830	\$ 120,894

Description	Number of Units	FY 2016 Assessment	FY 2017 Assessment	Total Revenue
Resident	498	\$ 302.78	\$ 299.06	\$ 148,930

**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 the fiscal year.</p>	
Management/recording	59,497
<p><b>Wrathell, Hunt and Associates, LLC</b> 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 &amp; Exchange Act of 1934.</p>	
Trustee	4,500
<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.	
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	1,500
Bank charges and other miscellaneous expenses incurred during the year.	

**Water management**

Contractual services	36,654
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	45,000	23,008	21,992
Aeration	15,000	7,669	7,331
Aquascaping	10,000	5,113	4,887
Lake Banks (erosion)	5,000	2,556	2,444
<b>Total</b>	<b>75,000</b>	<b>38,346</b>	<b>36,654</b>

Electricity

**Other fees and charges**

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	\$ 144,909
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**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS  
FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue And Expenditures	Adopted Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/2016	Projected through 9/30/2016		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 713,782				\$713,782
Allowable discounts (4%)	(28,551)				(28,551)
Assessment levy: on-roll - net	685,231	\$ 660,821	\$ 24,410	\$ 685,231	685,231
Assessment levy: off-roll, direct bill	36,077	36,077	-	36,077	36,077
Interest	-	20	-	20	-
Total revenues	<u>721,308</u>	<u>696,918</u>	<u>24,410</u>	<u>721,328</u>	<u>721,308</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	300,000	-	300,000	300,000	315,000
Principal prepayment	-	5,000	-	5,000	-
Interest	429,218	214,608	214,468	429,076	414,235
Total debt service	<u>729,218</u>	<u>219,608</u>	<u>514,468</u>	<u>734,076</u>	<u>729,235</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,910)	477,310	(490,058)	(12,748)	(7,927)
Beginning fund balance (unaudited)	607,440	608,821	1,086,131	608,821	596,073
Ending fund balance (projected)	<u>\$ 599,530</u>	<u>\$1,086,131</u>	<u>\$ 596,073</u>	<u>\$ 596,073</u>	<u>588,146</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(362,437)
Interest expense - November 1, 2017					(199,400)
Projected fund balance excess/(deficiency) - as of September 30, 2017					<u>\$ 26,309</u>

**Parklands West**

Community Development District

Series 2012

\$8,770,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2016	-	-	207,117.50	207,117.50
05/01/2017	315,000.00	4.900%	207,117.50	522,117.50
11/01/2017	-	-	199,400.00	199,400.00
05/01/2018	330,000.00	4.900%	199,400.00	529,400.00
11/01/2018	-	-	191,315.00	191,315.00
05/01/2019	345,000.00	4.900%	191,315.00	536,315.00
11/01/2019	-	-	182,862.50	182,862.50
05/01/2020	365,000.00	4.900%	182,862.50	547,862.50
11/01/2020	-	-	173,920.00	173,920.00
05/01/2021	380,000.00	4.900%	173,920.00	553,920.00
11/01/2021	-	-	164,610.00	164,610.00
05/01/2022	400,000.00	4.900%	164,610.00	564,610.00
11/01/2022	-	-	154,810.00	154,810.00
05/01/2023	420,000.00	5.650%	154,810.00	574,810.00
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	470,000.00	5.650%	130,373.75	600,373.75
11/01/2025	-	-	117,096.25	117,096.25
05/01/2026	495,000.00	5.650%	117,096.25	612,096.25
11/01/2026	-	-	103,112.50	103,112.50
05/01/2027	525,000.00	5.650%	103,112.50	628,112.50
11/01/2027	-	-	88,281.25	88,281.25
05/01/2028	555,000.00	5.650%	88,281.25	643,281.25
11/01/2028	-	-	72,602.50	72,602.50
05/01/2029	590,000.00	5.650%	72,602.50	662,602.50
11/01/2029	-	-	55,935.00	55,935.00
05/01/2030	625,000.00	5.650%	55,935.00	680,935.00
11/01/2030	-	-	38,278.75	38,278.75
05/01/2031	660,000.00	5.650%	38,278.75	698,278.75
11/01/2031	-	-	19,633.75	19,633.75
05/01/2032	695,000.00	5.650%	19,633.75	714,633.75
<b>Total</b>	<b>\$7,615,000.00</b>	<b>-</b>	<b>\$4,084,587.50</b>	<b>\$11,699,587.50</b>

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED FISCAL YEAR 2017 ASSESSMENTS**

**Fiscal year 2016-2017**

<b>Bond Designation</b>	<b>Original Assessment</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2016-2017 tax payment</b>
SF 50'	\$ 9,793.77	\$ 773.84	\$ 299.06	\$ 1,072.90	\$ 7,138.98
SF 55'	10,141.88	801.34	299.06	1,100.40	\$ 7,392.72
SF 60'	10,338.33	816.79	299.06	1,115.85	\$ 7,535.28
SF 65'	11,737.22	927.39	299.06	1,226.45	\$ 8,555.61
SF 75'	12,794.11	1,010.90	299.06	1,309.96	\$ 9,326.01
SF 85'	17,880.93	1,412.83	299.06	1,711.89	\$ 13,033.95
SF 100'	30,590.48	2,417.04	299.06	2,716.10	\$ 22,298.32
SF 125'	36,585.10	2,857.80	299.06	3,156.86	\$ 26,364.51
4 plex Coach	8,143.52	645.85	299.06	944.91	\$ 5,997.95

**Fiscal year 2015-2016**

SF 50'	\$ 773.84	\$ 302.78	\$ 1,076.62	\$ 7,463.13
SF 55'	801.34	302.78	1,104.12	7,728.38
SF 60'	816.79	302.78	1,119.57	7,877.42
SF 65'	927.39	302.78	1,230.17	8,944.08
SF 75'	1,010.90	302.78	1,313.68	9,749.46
SF 85'	1,412.83	302.78	1,715.61	13,625.76
SF 100'	2,417.04	302.78	2,719.82	23,310.77
SF 125'	2,857.80	302.78	3,160.58	27,561.59
4 plex Coach	645.85	302.78	948.63	6,270.29

**RESOLUTION 2016-3**

**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   3   length of term   4   years  
Seat Number   4   length of term   4   years  
Seat Number   5   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 Lee, State of Florida. Said election is to be held on **November 8, 2016** 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 20, 2016 through Noon, June 24, 2016**. 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 12<sup>th</sup> day of May, 2016.

ATTEST:

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

\_\_\_\_\_  
Secretary

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

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

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

5 A Regular Meeting of the Parklands West Community Development District's Board of  
6 Supervisors was held on **Thursday, January 14, 2016 at 1:00 p.m., at The Renaissance**  
7 **Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**  
8

9 **Present and constituting a quorum were:**

10  
11 Francis Percuoco Chair  
12 Robert Wyant Vice Chair  
13 William Kaufman Assistant Secretary  
14

15 **Also present were:**

16  
17 Chuck Adams District Manager  
18

19  
20 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

21  
22 Mr. Adams called the meeting to order at 1:02 p.m., and noted, for the record, that  
23 Supervisors Percuoco, Kaufman and Wyant were present. Supervisor Buchanan was not present.  
24

25 **SECOND ORDER OF BUSINESS**

**Public Comments**

26  
27 There being no public comments, the next item followed.  
28

29 **THIRD ORDER OF BUSINESS**

**Approval of September 10, 2015 Public  
Hearing and Regular Meeting Minutes**

30  
31 Mr. Adams presented the September 10, 2015 Public Hearing and Regular Meeting  
32 Minutes and asked for any additions, deletions or corrections.  
33  
34

35 **On MOTION by Mr. Percuoco and seconded by Mr. Kaufman,**  
36 **with all in favor, the September 10, 2015 Public Hearing and**  
37 **Regular Meeting Minutes, as presented, were approved.**  
38

39  
40 **FOURTH ORDER OF BUSINESS**

**Ratification of May 14, 2015 Regular  
Meeting Minutes**

42 Mr. Adams presented the May 14, 2015 Regular Meeting Minutes for ratification.

43

44 **On MOTION by Mr. Percuoco and seconded by Mr. Kaufman,**  
45 **with all in favor, the May 14, 2015 Regular Meeting Minutes,**  
46 **were ratified.**

47

48

49 **FIFTH ORDER OF BUSINESS**

**Other Business**

50

51 There being no other business, the next item followed.

52

53 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

54

55 **A. Attorney**

56 There being no report, the next item followed.

57 **B. Engineer**

58 There being no report, the next item followed.

59 **C. Manager**

60 **i. Approval of Unaudited Financial Statements as of November 30, 2015**

61 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2015.  
62 Assessments revenue collections were at 17%. By now, the District should have received the  
63 majority of assessment collections because most taxpayers pay by the end of November to obtain  
64 the full discount.

65 **ii. NEXT MEETING DATE: May 12, 2016 at 1:00 P.M.**

66 Mr. Adams advised that the next meeting is scheduled for May 12, 2016 at 1:00 p.m.

67 The Fiscal Year 2015 audit and draft budget for Fiscal Year 2017 will be presented.

68

69 **NINTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

70

71

72 Mr. Bill Kaufman requested that the Board accept his letter of resignation, effective  
73 January 15, 2016, due to his impending departure from the state. Mr. Adams noted that Mr.  
74 Kaufman had no choice but to resign as he was not only leaving the District but Florida, and  
75 wished him well. Mr. Percuoco praised Mr. Kaufman's contribution to the CDD during his term.  
76 Mr. Adams explained the required paperwork would be sent to Mr. Kaufman, which he must  
77 send to the Supervisor of Elections.



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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2016**

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2016**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2012	
<b>ASSETS</b>			
Cash - SunTrust	\$ 177,595	\$ -	\$ 177,595
Investments			
Federated - treasury obligations*	41,533	-	41,533
Revenue account	-	699,399	699,399
Reserve account	-	362,437	362,437
Due from other funds			
General fund	-	24,295	24,295
Total assets	\$ 219,128	\$ 1,086,131	\$ 1,305,259
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 7,100	\$ -	\$ 7,100
Due to other funds			
Debt service	24,295	-	24,295
Total liabilities	31,395	-	31,395
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	1,086,131	1,086,131
Unassigned	187,733	-	187,733
Total fund balances	187,733	1,086,131	1,273,864
Total liabilities and fund balances	\$ 219,128	\$ 1,086,131	\$ 1,305,259

\*This account was not reconciled as statements were not available prior to the agenda package ship date.

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2016**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 1,372	\$ 140,265	\$ 144,752	97%
Interest & miscellaneous	8	42	-	N/A
Total revenues	<u>1,380</u>	<u>140,307</u>	<u>144,752</u>	97%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	646	4,306	15%
Management/recording	4,958	29,748	59,497	50%
Legal	-	-	500	0%
Engineering fees	-	-	500	0%
Audit	7,100	7,100	7,100	100%
Accounting services	400	2,399	4,797	50%
Assessment roll preparation	-	12,500	12,500	100%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	500	1,000	50%
Trustee fees	-	-	6,000	0%
Telephone	42	250	500	50%
Postage	2	60	500	12%
Printing & binding	86	518	1,035	50%
Legal advertising	-	239	750	32%
Annual district filing fee	-	175	175	100%
Insurance	-	5,923	6,050	98%
Contingencies	51	637	1,500	42%
Total administrative	<u>12,722</u>	<u>60,695</u>	<u>107,910</u>	56%
<b>Water management services</b>				
Other contractual	3,539	15,425	39,097	39%
Electricity	56	394	600	66%
Total water management services	<u>3,595</u>	<u>15,819</u>	<u>39,697</u>	40%
<b>Other fees and charges</b>				
Tax collector	-	673	747	90%
Property appraiser	-	481	498	97%
Total other fees and charges	<u>-</u>	<u>1,154</u>	<u>1,245</u>	93%
Total expenditures	<u>16,317</u>	<u>77,668</u>	<u>148,852</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(14,937)	62,639	(4,100)	
Fund balance - beginning	<u>202,670</u>	<u>125,094</u>	<u>82,458</u>	
Fund balance - ending	<u>\$ 187,733</u>	<u>\$ 187,733</u>	<u>\$ 78,358</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, 2016**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 6,495	\$ 660,821	\$ 685,231	96%
Assessment levy: off-roll, direct bill	-	36,077	36,077	100%
Interest	4	20	-	N/A
Total revenues	<u>6,499</u>	<u>696,918</u>	<u>721,308</u>	97%
<b>EXPENDITURES</b>				
Principal	-	-	300,000	0%
Principal prepayments	-	5,000	-	N/A
Interest	-	214,608	429,218	50%
Total expenditures	<u>-</u>	<u>219,608</u>	<u>729,218</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	6,499	477,310	(7,910)	
Fund balance - beginning	<u>1,079,632</u>	<u>608,821</u>	<u>607,440</u>	
Fund balance - ending	<u><u>\$ 1,086,131</u></u>	<u><u>\$ 1,086,131</u></u>	<u><u>\$ 599,530</u></u>	

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

Date	Principal	Interest Rate	Interest	Total Principal & Interest
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	700,000.00	5.650%	18,786.25	718,786.25
	<u>\$ 8,240,000.00</u>		<u>\$ 4,951,620.00</u>	<u>\$ 13,191,620.00</u>

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County – Community Development Districts  
FLORIDA

04/15/2016

2016 PRECINCT.	NAME OF CDD	# REG VOTERS
40,124, 40	Bayside Improvement	2,767
	Bay Creek	835
	Beach Road Estates	0
	Beach Road Golf Estates	0
	Bonita Landings	0
41, 125	Brooks of Bonita Springs	2,182
	Brooks of Bonita Springs II	1,467
	East Bonita Beach	0
80	Mediterra North	381
66	Miramar Lakes South	0
63, 64	Moody River Estates	933
25	Parklands Lee	402
25	Parklands West	508
5	River Hall	487
123	River Ridge	1,388
60	Stoneybrook	1,549
60	University Square	0
5	Verandah East	357
5	Verandah West	770
9, 32	Waterford Landing	158

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