PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

RESCHEDULED PUBLIC HEARING AND SPECIAL MEETING AGENDA

October 5, 2017
September 26, 2017

Board of Supervisors
Parklands Lee Community Development District

Dear Board Members:

A Rescheduled Public Hearing and Special Meeting of the Parklands Lee Community Development District’s Board of Supervisors will be held on Thursday, October 5, 2017 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


4. Rescheduled Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget
   A. Rescheduled Notice(s)
   B. Consideration of Resolution 2018-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018

5. Consideration of Resolution 2018-03, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

6. Consideration of Resolution 2018-04, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

7. Approval of Unaudited Financial Statements as of July 31, 2017

8. Approval of May 11, 2017 Regular Meeting Minutes

9. Other Business

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
10. Staff Reports
   A. District Counsel
   B. District Engineer
   C. District Manager
      i. NEXT MEETING DATE: January 11, 2018

11. Audience Comments/Supervisors’ Requests

12. Adjournment

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

Sincerely,

[Signature]

Chesley B. Adams, Jr.
District Manager

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FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810
RESOLUTION 2018-01

A RESOLUTION OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, RESETING PUBLIC HEARING PURSUANT TO THE DEPARTMENT OF REVENUE’S AMENDED EMERGENCY ORDER, DATED SEPTEMBER 8, 2017, IMPLEMENTING GOVERNOR RICK SCOTT’S EXECUTIVE ORDER NUMBER 17-235, DATED SEPTEMBER 4, 2017

WHEREAS, the District Manager has heretofore prepared and submitted a proposed budget to the Board for Fiscal Year 2017/2018; and

WHEREAS, the Board of Supervisors considered said proposed budget and, on May 11, 2017, approved Resolution 2017-5 approving the proposed budget for the District and setting the hearing thereon for September 14, 2017; and

WHEREAS, on September 4, 2017, Governor Scott issued Executive Order 17-235 (“EO 17-235”), declaring a pre-landfall state of emergency for all of Florida due to the approach of Hurricane Irma.

WHEREAS, on September 6, 2017, Hurricane Irma was a category 5 hurricane on the Saffir-Simpson Hurricane Wind Scale with maximum sustained winds of 185 mph, and was projected to impact all of Florida with hurricane force winds and cause major coastal damage; and

WHEREAS, it appeared that, due to evacuations, the scheduled September 14, 2017 public hearing may not have a quorum and would not present a forum for public input and participation in the consideration of the budget; and

WHEREAS, pursuant to EO 17-235, the District Manager deemed it prudent and was authorized to cancel the September 14, 2017 public hearing and reschedule it to October 5, 2017; and

WHEREAS, pursuant to EO 17-235, the Florida Department of Revenue on September 8, 2017 issued an Amended Emergency Order (the “DOR Order”) providing a mechanism for local government entities to reschedule and advertise their public hearings related to adoption of budgets and the levy of non-ad valorem assessments; and

WHEREAS, pursuant to the DOR Order, the District has duly advertised and noticed the rescheduled public hearing to adopt its budget for October 5, 2017;
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT:

1. Resolution 2017-5 is hereby amended to change the date of the public hearing on the
   adoption of the proposed Fiscal Year 2017/2018 budget and the public hearing on the levy of
   special assessments related to such budget to:

   Date: Thursday, October 5, 2017
   Hour: 1:15 p.m.
   Place: The Renaissance Center
          28121 Palmira Blvd.
          Bonita Springs, Florida 34135

2. The actions of the District Manager in rescheduling the hearing on the proposed
   budget for Fiscal Year 2017/2018 and the levy of special assessments are hereby ratified.

   PASSED AND ADOPTED this ____ day of ________________, 2017.

_____________________________  ________________________________
Secretary/Assistant Secretary  Chair/Vice Chair
PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING
TO ADOPT FISCAL YEAR 2018 BUDGET

A Public Hearing on the Fiscal Year 2018 budget and meeting were scheduled to be conducted and held by the Board of Supervisors of the Parklands Lee Community Development District on September 14, 2017 at 1:15 p.m., here at The Renaissance Center. Because of the rapid approach of Hurricane Irma and the potential severity of the storm, the public hearing and meeting on that date were cancelled. Pursuant to Executive Order 17-235 by Governor Rick Scott and the Department of Revenue’s Amended Emergency Order, dated September 8, 2017, the Public Hearing to consider adoption of the Annual Budget for Fiscal Year 2017/2018 and meeting have been rescheduled for October 5, 2017 at 1:15 p.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.
NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2017/2018 BUDGET AND NOTICE OF SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the “Board”) of the Parklands Lee Community Development District (the “District”) will hold a rescheduled public hearing on Thursday, October 5, 2017 at 1:15 p.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the proposed budget (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2017 and ending September 30, 2018 (“Fiscal Year 2017/2018”). A special board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager’s Office”), during normal business hours.

This notice is published pursuant to the Department of Revenue’s Amended Emergency Order, dated September 8, 2017, implementing Governor Rick Scott’s Executive Order Number 17-235, dated September 4, 2017.

The public hearing to consider the adoption of the Proposed Budget and meeting of the Board of Supervisors were initially scheduled for September 14, 2017 at 1:15 p.m., at The Renaissance Center. Due to the rapid approach of Hurricane Irma and the potential severity of the storm, the public hearing and meeting were canceled prior to the arrival of Hurricane Irma.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Parklands Lee Community Development District
Run: 9/30
RESOLUTION 2018-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (“Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (“Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set October 5, 2017, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference;
provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Parklands Lee Community Development District for the Fiscal Year Ending September 30, 2018,” as adopted by the Board of Supervisors on October 5, 2017.

d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Parklands Lee Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of $446,415 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<table>
<thead>
<tr>
<th>Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GENERAL FUND</td>
<td>$ 153,402</td>
</tr>
<tr>
<td>DEBT SERVICE FUND, SERIES 2013 BONDS</td>
<td>$ 293,013</td>
</tr>
<tr>
<td>TOTAL ALL FUNDS</td>
<td>$ 446,415</td>
</tr>
</tbody>
</table>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.
The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption. If the District does not yet have its own website, the District's Secretary is directed to transmit such amendments to the manager or administrator of Lee County for posting on Lee County’s website.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ___ DAY OF ____________________, 2017.

ATTEST: PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary Chair, Board of Supervisors
Exhibit “A”
RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parklands Lee Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (“County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance and other activities described in the District’s budget for Fiscal Year 2017/2018 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2017/2018; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which
such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Parklands Lee Community Development District ("Assessment Roll") attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in Exhibits “A” and “B,” is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits “A” and “B.” The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District’s Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Parklands Lee Community Development District.
SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Parklands Lee Community Development District.

PASSED AND ADOPTED this ___ day of _____________, 2017.

ATTEST: __________________________________________________________________________

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

________________________________________  _________________________________________
Secretary / Assistant Secretary              Chair, Board of Supervisors
Exhibit A: FY 2017/2018 Budget
Exhibit B: Assessment Roll
RESOLUTION 2018-04

A RESOLUTION OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2017/2018

WHEREAS, the Parklands Lee Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District’s meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2017/2018 annual meeting schedule as attached in Exhibit A;

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

1. The Fiscal Year 2017/2018 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit “A” is hereby approved and will be published and filed in accordance with the requirements of Florida law.

2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2017/2018 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ___ day of ________________, 2017.

ATTEST: PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

______________________________ ______________________________
Secretary/Assistant Secretary Chair, Board of Supervisors
Exhibit “A”

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>POTENTIAL DISCUSSION FOCUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, January 11, 2018</td>
<td>1:15 PM</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Thursday, May 10, 2018</td>
<td>1:15 PM</td>
<td>Accept Fiscal Year 2017 Audited Financial Report</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approve Fiscal Year 2018/2019 Proposed Budget</td>
</tr>
<tr>
<td>Thursday, July 12, 2018</td>
<td>1:15 PM</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Thursday, September 13, 2018</td>
<td>1:15 PM</td>
<td>Adopt Fiscal Year 2018/2019 Final Budget</td>
</tr>
</tbody>
</table>

Meeting Location: The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135
# PARKLANDS LEE
## COMMUNITY DEVELOPMENT DISTRICT
### BALANCE SHEET
#### GOVERNMENTAL FUNDS
##### JULY 31, 2017

<table>
<thead>
<tr>
<th>Assets</th>
<th>General</th>
<th>Debt Service Series</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>SunTrust - operating account</td>
<td>$179,361</td>
<td>$ -</td>
<td>$ 179,361</td>
</tr>
<tr>
<td>SunTrust - Palmira easement</td>
<td>216</td>
<td>-</td>
<td>216</td>
</tr>
<tr>
<td>Revenue</td>
<td>-</td>
<td>103,367</td>
<td>103,367</td>
</tr>
<tr>
<td>Reserve A1</td>
<td>-</td>
<td>133,084</td>
<td>133,084</td>
</tr>
<tr>
<td>Reserve A2</td>
<td>-</td>
<td>8,338</td>
<td>8,338</td>
</tr>
<tr>
<td>Due from other funds</td>
<td>-</td>
<td>8,827</td>
<td>8,827</td>
</tr>
<tr>
<td>General fund</td>
<td>-</td>
<td>8,827</td>
<td>8,827</td>
</tr>
<tr>
<td>Total assets</td>
<td>$ 179,577</td>
<td>$ 253,616</td>
<td>$ 433,193</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liabilities and Fund Balances</th>
<th>General</th>
<th>Debt Service Series</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liabilities:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable</td>
<td>$ 1,500</td>
<td>$ -</td>
<td>$ 1,500</td>
</tr>
<tr>
<td>Due to other funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt service</td>
<td>8,827</td>
<td>-</td>
<td>8,827</td>
</tr>
<tr>
<td>Total liabilities</td>
<td>10,327</td>
<td>-</td>
<td>10,327</td>
</tr>
</tbody>
</table>

| Fund Balances:               |         |                     |                          |
| Restricted for               |         |                     |                          |
| Debt service                 | -       | 253,616             | 253,616                  |
| Unassigned                   | 169,250 | -                   | 169,250                  |
| Total fund balances          | 169,250 | 253,616             | 422,866                  |
| Total Liabilities and Fund Balances | $ 179,577 | $ 253,616             | $ 433,193               |
# Statement of Revenues, Expenditures and Changes in Fund Balances

**For the Period Ended July 31, 2017**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>Budget</th>
<th>% of Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment levy</td>
<td>$</td>
<td>$ 150,621</td>
<td>$ 149,578</td>
<td>101%</td>
</tr>
<tr>
<td>Interest &amp; miscellaneous</td>
<td>6 $</td>
<td>86 $</td>
<td>500 $</td>
<td>17%</td>
</tr>
<tr>
<td>Total revenues</td>
<td>6 $</td>
<td>150,707</td>
<td>150,078</td>
<td>100%</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Administrative</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supervisors</td>
<td>-</td>
<td>3,014 $</td>
<td>4,306 $</td>
<td>70%</td>
</tr>
<tr>
<td>Management</td>
<td>5,057 $</td>
<td>50,573 $</td>
<td>60,687 $</td>
<td>83%</td>
</tr>
<tr>
<td>Legal</td>
<td>-</td>
<td>450 $</td>
<td>950 $</td>
<td>47%</td>
</tr>
<tr>
<td>Engineering</td>
<td>-</td>
<td>-</td>
<td>500 $</td>
<td>0%</td>
</tr>
<tr>
<td>Audit</td>
<td>-</td>
<td>7,100 $</td>
<td>7,100 $</td>
<td>100%</td>
</tr>
<tr>
<td>Accounting services</td>
<td>400 $</td>
<td>3,998 $</td>
<td>4,797 $</td>
<td>83%</td>
</tr>
<tr>
<td>Assessment roll preparation</td>
<td>-</td>
<td>12,500 $</td>
<td>12,500 $</td>
<td>100%</td>
</tr>
<tr>
<td>Arbitrage rebate calculation</td>
<td>-</td>
<td>-</td>
<td>1,200 $</td>
<td>0%</td>
</tr>
<tr>
<td>Dissemination agent</td>
<td>83 $</td>
<td>833 $</td>
<td>1,000 $</td>
<td>83%</td>
</tr>
<tr>
<td>Trustee</td>
<td>-</td>
<td>4,300 $</td>
<td>6,000 $</td>
<td>72%</td>
</tr>
<tr>
<td>Telephone</td>
<td>42 $</td>
<td>417 $</td>
<td>500 $</td>
<td>83%</td>
</tr>
<tr>
<td>Postage</td>
<td>-</td>
<td>157 $</td>
<td>324 $</td>
<td>48%</td>
</tr>
<tr>
<td>Printing &amp; binding</td>
<td>86 $</td>
<td>863 $</td>
<td>1,035 $</td>
<td>83%</td>
</tr>
<tr>
<td>Legal advertising</td>
<td>-</td>
<td>462 $</td>
<td>750 $</td>
<td>62%</td>
</tr>
<tr>
<td>Office supplies</td>
<td>-</td>
<td>-</td>
<td>105 $</td>
<td>0%</td>
</tr>
<tr>
<td>Annual district filing fee</td>
<td>-</td>
<td>175 $</td>
<td>175 $</td>
<td>100%</td>
</tr>
<tr>
<td>Insurance</td>
<td>-</td>
<td>6,829 $</td>
<td>7,000 $</td>
<td>98%</td>
</tr>
<tr>
<td>Contingencies</td>
<td>80 $</td>
<td>818 $</td>
<td>1,500 $</td>
<td>55%</td>
</tr>
<tr>
<td>Total administrative</td>
<td>5,748 $</td>
<td>92,489 $</td>
<td>110,429 $</td>
<td>84%</td>
</tr>
<tr>
<td><strong>Water management</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractual services</td>
<td>4,509 $</td>
<td>32,530 $</td>
<td>38,346 $</td>
<td>85%</td>
</tr>
<tr>
<td>Total water management</td>
<td>4,509 $</td>
<td>32,530 $</td>
<td>38,346 $</td>
<td>85%</td>
</tr>
<tr>
<td><strong>Other fees and charges</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property appraiser</td>
<td>-</td>
<td>371 $</td>
<td>521 $</td>
<td>71%</td>
</tr>
<tr>
<td>Tax collector</td>
<td>-</td>
<td>519 $</td>
<td>782 $</td>
<td>66%</td>
</tr>
<tr>
<td>Total other fees and charges</td>
<td>-</td>
<td>890 $</td>
<td>1,303 $</td>
<td>68%</td>
</tr>
<tr>
<td>Total expenditures</td>
<td>10,257 $</td>
<td>125,909 $</td>
<td>150,078 $</td>
<td>84%</td>
</tr>
<tr>
<td>Excess/(deficiency) of revenues</td>
<td>(10,251)</td>
<td>24,798 $</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>over/(under) expenditures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fund balance - beginning</td>
<td>179,501 $</td>
<td>144,452 $</td>
<td>150,329 $</td>
<td></td>
</tr>
<tr>
<td>Fund balance - ending</td>
<td>$ 169,250 $</td>
<td>$ 169,250 $</td>
<td>$ 150,329</td>
<td></td>
</tr>
</tbody>
</table>
# 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 JULY 31, 2017

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year To Date</th>
<th>Budget</th>
<th>% of Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment levy</td>
<td>$</td>
<td>$ 297,029</td>
<td>$ 295,989</td>
<td>100%</td>
</tr>
<tr>
<td>Interest</td>
<td>99</td>
<td>526</td>
<td>-</td>
<td>N/A</td>
</tr>
<tr>
<td>Total revenues</td>
<td>99</td>
<td>297,555</td>
<td>295,989</td>
<td>101%</td>
</tr>
</tbody>
</table>

|                          |               |              |         |             |
| **EXPENDITURES**         |               |              |         |             |
| Debt service             |               |              |         |             |
| Principal Series A-1     | -             | 130,000      | 130,000 | 100%        |
| Principal Series A-2     | -             | 15,000       | 15,000  | 100%        |
| Interest Series A-1      | -             | 129,325      | 129,325 | 100%        |
| Interest Series A-2      | -             | 16,650       | 17,050  | 98%         |
| Total debt service       | -             | 290,975      | 291,375 | 100%        |

<table>
<thead>
<tr>
<th>Excess/(deficiency) of revenues over/(under) expenditures</th>
<th>99</th>
<th>6,580</th>
<th>4,614</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund balances - beginning</td>
<td>253,517</td>
<td>247,036</td>
<td>244,861</td>
</tr>
<tr>
<td>Fund balances - ending</td>
<td>$ 253,616</td>
<td>$ 253,616</td>
<td>$ 249,475</td>
</tr>
</tbody>
</table>
MINUTES OF MEETING  
PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  

A Regular Meeting of the Parklands Lee Community Development District's Board of Supervisors was held on Thursday, May 11, 2017 at 1:15 p.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.

Present and constituting a quorum were:

Russell Rupp Chair  
Robert Schwartz Vice Chair  
Dwayne Radel Assistant Secretary  
Elliott Erickson Assistant Secretary  
Harvey Fontaine Assistant Secretary  

Also present were:

Chuck Adams District Manager  
Tony Grau (via telephone) Grau & Associates  

FIRST ORDER OF BUSINESS  Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:40 p.m.

SECOND ORDER OF BUSINESS  Public Comments

There being no public comments, the next item followed.


Mr. Grau presented the Audited Financial Report for Fiscal Year Ended September 30, 2016. The “Independent Auditor’s Report”, on Pages 1 and 2, was a clean opinion.

The “Changes in Net Position”, on Page 5, reflected a loss of $204,912, in Fiscal Year 2016, compared to a loss of $190,672, in Fiscal Year 2015. On Page 9, the “Balance Sheet” for the “Governmental Funds” reflected “Total fund balances” of $247,035, in the “Debt Service” fund, and $144,593, in the “General” fund.
There were no findings or instances or noncompliance in the “Independent Auditor’s Report on Internal Control Over Financial Reporting and On Compliance and Other Matters, on Pages 23 and 24, the “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes”, on Page 25, the “Management Letter”, on Page 26, or the “Report to Management”, on Page 27.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-4,**

**Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016**

Mr. Adams presented Resolution 2017-4.

On MOTION by Mr. Erickson and seconded by Mr. Fontaine, with all in favor, Resolution 2017-4, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016, was accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-5,**

**Approving the District’s Proposed Budgets for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing an Effective Date**

Mr. Adams presented Resolution 2017-5. There were no significant changes but expenses were proposed to increase approximately $3,000, year-over–year. The actual lake bank mowing expense that was paid, in past years, with surplus budget, was added. Approximately $3,300 of fund balance would be used to keep the assessments flat, year-over-year. The anticipated “Fund balance – ending (projected)”, of $141,541, at the end of Fiscal Year 2018, would be almost 100% coverage on the annual budget.

A Board Member asked if the additional $6,000 for diffusers was included in the budget for lake maintenance. Mr. Adams stated that fund balance would be used. A budget amendment would likely be presented at the September meeting, identifying additional appropriations required to carry through year-end; however, if there was savings, within the budget, a budget amendment might not be necessary.
A Board Member inquired about the locations at Egret. Mr. Adams replied that Egret has five or six areas that are interconnected or open area flow ways; most systems have concrete piping flow ways. Palmira has open flow way systems that appeared ignored and must be reset. LakeMasters Aquatic Weed Control, LLC (LakeMasters) will reset them and payment will be withheld from Aquagenix to pay the cost of resetting. The contract specifies that those flow ways would be maintained. While it is under water, it is the contractor’s responsibility; however, when the lake banks are dry, it is the golf course’s responsibility to mow and remove weeds.

On MOTION by Mr. Fontaine and seconded by Mr. Rupp, with all in favor, Resolution 2017-5, Approving the District’s Proposed Budgets for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon, Pursuant to Florida Law for September 14, 2017 at 1:15 p.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135, and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

A. Consideration of Resolution 2017-6, Electing Officers of the District

Mr. Adams presented Resolution 2017-6. Mr. Jeff Pinder, Wrathell, Hunt and Associates, LLC Corporate Controller, would be added to the slate of officers, as Assistant Treasurer. This would allow Mr. Pinder to interact with the bank, on the District’s behalf, whenever Mr. Wrathell was unavailable. The remaining slate of officers was unchanged.

The slate of officers was as follows:

Chair: Russell Rupp
Vice Chair: Robert Schwartz
Secretary: Chuck Adams
Treasurer: Craig Wrathell
Assistant Secretary: Jeff Pinder
Assistant Secretary: Elliott Erickson
Assistant Secretary: Henry L. Fontaine
Assistant Secretary: Dwayne Radel
Assistant Secretary: Craig Wrathell
On MOTION by Mr. Schwartz and seconded by Mr. Rupp, with all in favor, Resolution 2017-6, Electing Officers of the District, as stated, with the addition of Mr. Pinder, as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-7, Designating the Authorized Signatories for the District’s Operating Bank Account(s)

Mr. Adams presented Resolution 2017-7. The Chair, Vice Chair, Treasurer and Assistant Treasurer would be designated as authorized signatories on the District’s operating account and Mr. Wrathell must countersign all checks and warrants.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, Resolution 2017-7, Designating the Authorized Signatories for the District’s Operating Bank Account(s), was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Maintenance of Water Management Areas Aquatic Management

Mr. Adams reviewed the proposals for Maintenance of Water Management Areas Aquatic Management, which included the lake recently accepted from Sorrento by the Parklands Lee CDD; the lake maintenance will commence on June 1, 2017. Lately, there have been concerns with some of the service levels of Aquagenix, the current vendor, particularly, the ponds, during the summer. Apparently, Aquagenix construed aeration as a side job.

Mr. Adams presented the following three proposals, which were comparable in pricing:

A. Aquagenix

Aquagenix, the current vendor, submitted a proposal in the amount of $43,663.

B. LakeMasters Aquatic Weed Control, LLC

LakeMasters submitted a proposal in the amount of $42,216.

C. The Lake Doctors, Inc.

The Lake Doctors, Inc., was a large provider in the area and submitted a proposal in the amount of $57,150.
In response to a question, Mr. Adams stated that the contract amount would decrease by $1,000, despite the addition of Sorrento.

Mr. Adams stated that the lowest bidder was LakeMasters, with a proposal of $42,216, who provides probably the best aeration management program. A dedicated person handles only aeration, performs the quarterly inspections as part of the contract requirements, and submits full reports on each aerator, bringing attention to issues. This work would be performed on a weekly basis, with treatment on an as-needed basis.

On MOTION by Mr. Fontaine and seconded by Mr. Erickson, with all in favor, Accept the Contract with LakeMasters Aquatic Weed Control, LLC, in the amount of $42,216. was approved.

Mr. Schwartz asked about the water levels. Mr. Adams stated that, presently, the drop in the water table is surpassing historical levels, as evidenced by the drastic drop in the water in this particular basin area. A Board Member asked if other CDDs had made water crisis decisions. Mr. Adams stated only if they relied on the water table for irrigation.

A Board Member asked if the lakes could dry up. Mr. Adams replied no; the lakes were dug 2’ to 6’ feet below the dry level water table. The ponds are below sea-level in most cases. From control elevation, the grass edges of the lakes are probably 10’ to 15’ feet in range.

A Board Member asked about the specifications, existing weeds in the water requiring control and killed vegetation, therein. Mr. Adams discussed perimeter weeds, alligator weeds, submersed aquatics and others. The plan would be to target them with a submersed application that is very expensive but effective. Sonor was a marginal treatment but the weeds die out. $1,500 a gallon was typically the treatment price. Approximately $5,000 was budgeted for future aquatic plantings. Sonor, when used at the right water levels, would not have a negative impact. Rodeo, which is similar to Round-Up used in residential yards, is used for spraying. Caution must be used to avoid over-spraying the plants. The bigger issue is hydrology, as the watershed for this pond would always be an issue, due to how the bottom falls out, during the dry season. During the rainy season, there is no problem.
EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2017. Assessment revenue collections were at 96% and expenditures were at 50%.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. January 12, 2017 Regular Meeting

Mr. Adams presented the January 12, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Fontaine and seconded by Mr. Schwartz, with all in favor, the January 12, 2017 Regular Meeting Minutes, as presented, were approved.

B. February 9, 2017 Regular Meeting

Mr. Adams presented the February 9, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

A Board Member asked for an update on the parcel. Mr. Adams stated that the builder, D.R. Horton, previously showed pictures where they graded and reduced the turf, further. There were no updates on the “orphan parcel” but the District had access to the parcel, south of the District-owned property, Benicia, which was not required to be contiguous with Sorrento, as in the original plan. The plan showed an easement between two buildings, showing a future roadway easement, intended to be contiguous so Benicia would not have to be used. D.R. Horton has access to Benicia and the District cannot decline them. If D.R. Horton wanted to change that access, it would require a change in the Development Order (DO).

Mr. Wyant stated that the parcel was for sale but did not feel it was worth the $1.5 million price and wanted to discuss the access issue with Mr. Adams, upon conclusion of this meeting. Previous presentations to the City were not effective. Mr. Wyant suggested a petition to construct an exit and entrance onto Bonita Beach Road.
On MOTION by Mr. Rupp and seconded by Mr. Fontaine, with all in favor, the February 9, 2017 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. 451 Registered Voters in District as of April 15, 2017.

Mr. Adams reported that there were 451 registered voters residing within the boundaries of the District as of April 15, 2017.

ii. NEXT MEETING DATE: July 13, 2017 at 1:15 P.M.

The next meeting will be held on July 13, 2017 at 1:15 p.m., at this location, if there is a reason to meet, otherwise, the next meeting would be September 14, 2017. For quorum purposes, Mr. Adams asked the Board Members to alert him, with regard to attendance on July 13, 2017.

TWELFTH ORDER OF BUSINESS

Audience Comments/Supervisors’ Requests

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Fontaine and seconded by Mr. Rupp, with all in favor, the meeting adjourned at 2:14 p.m.
Secretary/Assistant Secretary

Chair/Vice Chair