

PARKLANDS LEE

COMMUNITY DEVELOPMENT DISTRICT

January 8, 2026

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA LETTER

Parklands Lee Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889
<https://palmiracdds.net/>

December 30, 2025

Board of Supervisors
Parklands Lee Community Development District

Dear Board Members:

The Board of Supervisors of the Parklands Lee Community Development District will hold a Regular Meeting on January 8, 2026 at 1:15 p.m., or immediately thereafter the adjournment of the meeting of the Parklands West CDD, scheduled to commence at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Superior Waterway Services, Inc. Treatment Report
4. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
5. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
6. Acceptance of Unaudited Financial Statements as of November 30, 2025
7. Approval of September 11, 2025 Public Hearing and Regular Meeting Minutes
8. Other Business
9. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Johnson Engineering, Inc.*

ATTENDEES:

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

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 14, 2026 at 1:15 PM

○ QUORUM CHECK

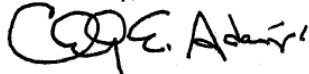
SEAT 1	ROBERT SCHWARTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ELLIOTT ERICKSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS CLEMENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GARY MONA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RUSSELL T. RUPP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Audience Comments/Supervisors' Requests

11. Adjournment

Should 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

PARTICIPANT CODE: 229 774 8903

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

3



Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 Lee	Inspected			11/5	Water levels low no treatment needed at this time
2 Lee	Treated	Torpedograss		11/5	Treated Tropedograss along shoreline
3 Lee	Inspected			11/5	Water levels low no treatment needed at this time
4 Lee	Inspected			11/5	Water levels low no treatment needed at this time
5 Lee	Inspected			11/5	Water levels low no treatment needed at this time
6 Lee	Treated	Torpedograss		11/5	Treated Tropedograss along shoreline
7 Lee	Inspected			11/5	Water levels low no treatment needed at this time
8 Lee	Treated	Torpedograss		11/5	Treated Tropedograss along shoreline
9 Lee	Treated	Illinois Pondweed		11/18	Treated lake for submersed weeds
10 Lee	Inspected			11/5	Water levels low no treatment needed at this time
11 Lee	Treated	Torpedograss		11/5	Treated Tropedograss along shoreline
12 Lee	Inspected			11/5	Water levels low no treatment needed at this time
14 Lee	Inspected			11/5	Water levels low no treatment needed at this time
15 Lee	Inspected			11/5	Water levels low no treatment needed at this time
Sorrento	Treated	Algae		11/18	Treated shoreline Algae



Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 West	Inspected			11/12	Water levels low no treatment needed at this time
2 West	Inspected			11/12	Water levels low no treatment needed at this time
3 West	Inspected			11/12	Water levels low no treatment needed at this time
4 West	Inspected			11/12	Water levels low no treatment needed at this time
5 West	Treated	Torpedograss		11/25	Treated Tropedograss along shoreline
6 West	Treated	Algae		11/25	Treated for Algae
7 West	Inspected			11/12	Water levels low no treatment needed at this time
8 West	Inspected			11/12	Water levels low no treatment needed at this time
9 West	Inspected			11/12	Water levels low no treatment needed at this time
10 West	Inspected			11/12	Water levels low no treatment needed at this time
11 West	Treated	Torpedograss		11/18	Treated Tropedograss along shoreline
12 West	Treated	Torpedograss		11/18	Treated Tropedograss along shoreline
13 West	Treated	Torpedograss		11/12	Treated Tropedograss along shoreline



Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 Lee	Inspected			12/9	Water levels low no treatment needed at this time
2 Lee	Inspected			12/9	Water levels low no treatment needed at this time
3 Lee	Inspected			12/9	Water levels low no treatment needed at this time
4 Lee	Treated	Torpedograss		12/2	Treated Tropedograss along shoreline
5 Lee	Treated	Torpedograss		12/2	Treated Tropedograss along shoreline
6 Lee	Treated	Torpedograss		12/3	Treated Tropedograss along shoreline
7 Lee	Treated	Torpedograss		12/4	Treated Tropedograss along shoreline
8 Lee	Inspected			12/9	Water levels low no treatment needed at this time
9 Lee	Inspected			12/9	Water levels low no treatment needed at this time
10 Lee	Inspected			12/9	Water levels low no treatment needed at this time
11 Lee	Inspected			12/9	Water levels low no treatment needed at this time
12 Lee	Treated	Torpedograss		12/9	Treated Tropedograss along shoreline
14 Lee	Inspected			12/9	Water levels low no treatment needed at this time
15 Lee	Inspected			12/9	Water levels low no treatment needed at this time
Sorrento	Treated	Torpedograss		12/16	Treated Tropedograss along shoreline



Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 West	Treated	Torpedograss		12/2	Treated Tropedograss along shoreline
2 West	Treated	Torpedograss		12/2	Treated Tropedograss along shoreline
3 West	Treated	Torpedograss		12/2	Treated Tropedograss along shoreline
4 West	Treated	Torpedograss	Algae	12/2 and 12/23	Treated Tropedograss and Algae along shoreline
5 West	Inspected			12/15	Water levels low no treatment needed at this time
6 West	Treated	Hydrilla		12/9	Treated lake for submersed weeds
7 West	Treated	Torpedograss	Algae	12/9 and 12/23	Treated Tropedograss and Algae along shoreline
8 West	Treated	Torpedograss	Algae	12/9 and 12/23	Treated Tropedograss and Algae along shoreline
9 West	Treated	Torpedograss		12/16	Treated Tropedograss along shoreline
10 West	Treated	Torpedograss		12/17	Treated Tropedograss along shoreline
11 West	Treated	Torpedograss		12/18	Treated Tropedograss along shoreline
12 West	Treated	Torpedograss		12/19	Treated Tropedograss along shoreline
13 West	Treated	Torpedograss		12/20	Treated Tropedograss along shoreline



Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025

Lake inspection was completed on Dec 26th there were no issues noted during my inspection

Water levels are low and we expect they to drop more this winter.

Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025



Lake 1L

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 2L

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 3L

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025



Lake **4L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



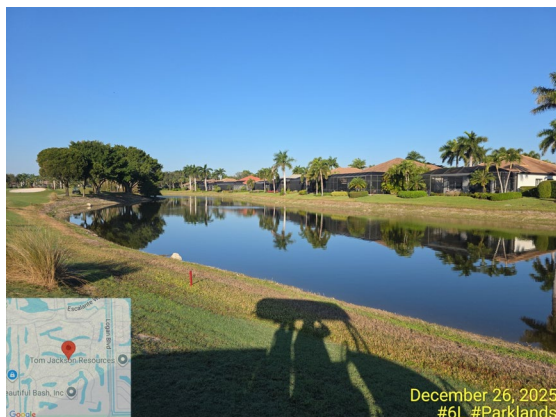
Lake **5L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **6L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025



Lake **7L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **8L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **9L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Nov/Dec 2025



Lake 10L

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 11L

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 12L

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Nov/Dec 2025



Lake **14L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **15L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **1W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Nov/Dec 2025



Lake **2W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **3W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **4W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Nov/Dec 2025



Lake **5W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **6W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **7W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Parklands Lee and West CDD
Lake Treatment Report
Treatment Dates Nov/Dec 2025



Lake **8W**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **9W**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **10W**

Notes/Comments
No problems noted

Action Needed
Routine maintenance

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Nov/Dec 2025



Lake **11W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



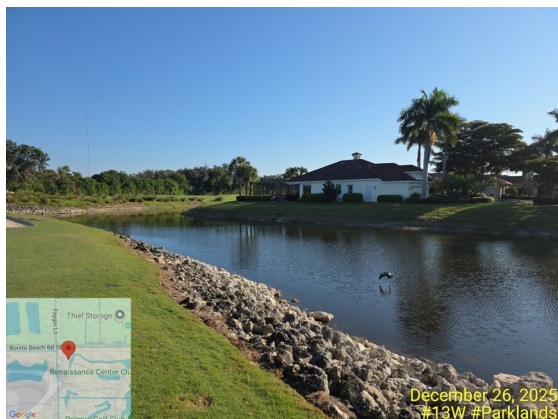
Lake **12W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **13W**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

4

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

4A

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

COPESL
District Manager

Chuck Adams

Print Name

9.12.24
Date

Elliott Erickson
Chair/Vice Chair, Board of Supervisors

ELLIOTT ERICKSON
Print Name

9/12/24
Date

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

4B

PARKLANDS LEE DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Parklands Lee Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Parklands Lee Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Elliott Erickson, and Seat 5, currently held by Russell Rupp, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2026.

**PARKLANDS LEE COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Parklands Lee Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Parklands Lee Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information please contact the Lee County Supervisor of Elections.

District Manager
Parklands Lee Community Development District

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2025**

	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
SunTrust - operating account	\$ 254,970	\$ -	\$ 254,970
Revenue	-	121,945	121,945
Reserve A1	-	135,263	135,263
Reserve A2	-	7,938	7,938
Due from other funds			
General fund	-	74,783	74,783
Total assets	<u>\$ 254,970</u>	<u>\$ 339,929</u>	<u>\$ 594,899</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to other funds			
Debt service	\$ 74,783	\$ -	\$ 74,783
Total liabilities	<u>74,783</u>	<u>-</u>	<u>74,783</u>
Fund Balances:			
Restricted for			
Debt service	-	339,929	339,929
Unassigned	180,187	-	180,187
Total fund balances	<u>180,187</u>	<u>339,929</u>	<u>520,116</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 254,970</u>	<u>\$ 339,929</u>	<u>\$ 594,899</u>

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 47,173	\$ 47,173	\$ 181,623	26%
Interest & miscellaneous	2	3	500	1%
Total revenues	<u>47,175</u>	<u>47,176</u>	<u>182,123</u>	26%
EXPENDITURES				
Administrative				
Supervisors	-	-	4,306	0%
Management	5,057	10,115	60,687	17%
Legal	-	-	5,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	7,100	0%
Accounting services	400	800	4,797	17%
Assessment roll preparation	1,042	2,083	12,500	17%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	6,000	0%
Telephone	42	83	500	17%
Postage	-	-	324	0%
Printing & binding	86	173	1,035	17%
Legal advertising	-	-	750	0%
Office supplies	-	-	105	0%
Website maintenance & hosting	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	9,374	9,354	100%
Contingencies	180	341	2,000	17%
Total administrative	<u>6,890</u>	<u>23,311</u>	<u>122,748</u>	19%
Water management				
Contractual services	2,781	4,059	48,572	8%
Total water management	<u>2,781</u>	<u>4,059</u>	<u>48,572</u>	8%
Other fees and charges				
Property appraiser	-	-	521	0%
Tax collector	909	909	782	116%
Total other fees and charges	<u>909</u>	<u>909</u>	<u>1,303</u>	70%
Total expenditures	<u>10,580</u>	<u>28,279</u>	<u>172,623</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	36,595	18,897	9,500	
Fund balance - beginning	143,592	161,290	163,679	
Fund balance - ending	<u>\$ 180,187</u>	<u>\$ 180,187</u>	<u>\$ 173,179</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 NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 74,783	\$ 74,783	\$ 293,614	25%
Interest	992	1,972	-	N/A
Total revenues	<u>75,775</u>	<u>76,755</u>	<u>293,614</u>	26%
EXPENDITURES				
Debt service				
Principal Series A-1	-	-	175,000	0%
Principal Series A-2	-	-	20,000	0%
Interest Series A-1	43,300	43,300	86,600	50%
Interest Series A-2	5,250	5,250	10,500	50%
Total debt service	<u>48,550</u>	<u>48,550</u>	<u>292,100</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	27,225	28,205	1,514	
Fund balances - beginning	312,704	311,724	303,273	
Fund balances - ending	<u>\$ 339,929</u>	<u>\$ 339,929</u>	<u>\$ 304,787</u>	

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parklands Lee Community Development District held a Public Hearing and Regular Meeting on September 11, 2025 at 1:15 p.m., or immediately thereafter the adjournment of the meeting of the Parklands West CDD, scheduled to commence at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present:

Elliott Erickson	Chair
Thomas Clemens	Vice Chair
Robert Schwartz	Assistant Secretary
Russell T. Rupp (via telephone)	Assistant Secretary

Also present:

Shane Willis	District/Operations Manager
Greg Urbancic (via telephone)	District Counsel
Roy Farchmin	Resident, Master Homes Association Landscape Committee Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:55 p.m. Supervisors Schwartz, Erickson and Clemens were present. Supervisor Rupp attended via telephone. Supervisor Mona was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report**

Mr. Willis presented the August 2025 Superior Waterways Treatment Report. He will email an explanation of what Mr. Nott is treating in accordance with the contract, where the water levels parameters are, exhibit of areas the technicians are treating and an agreement that Mr. Nott has with Bob Volpe to address the golf course side of the stormwater lakes.

FOURTH ORDER OF BUSINESS**Discussion: Aesthetic Improvement of the
Stormwater Lake Banks**

Mr. Willis called attention to an email thread between the Chair and Mr. Farchmin regarding establishing practical approaches to improve the condition of the ponds during the dry season and asked if the Board wished to further discuss this item.

The consensus was to proceed without further discussion.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Willis presented Resolution 2025-06 and reviewed the Proposed Fiscal Year 2026 budget compared to the Fiscal Year 2025 budget.

Mr. Willis opened the public hearing.

No affected property owners or members of the public spoke.

Mr. Willis closed the public hearing.

A Board Member asked why \$20,000 is allocated for Engineering in Fiscal Year 2026.

Mr. Willis explained that the District Engineer budgeted his firm's expectation of what the CDD might expend for the environmental permit requirements, stormwater studies and goals and objectives. Until this point, the District Engineer had very little participation in CDD projects. The \$20,000 amount is to avoid underbudgeting for Engineering expenses; any unexpended funds will go into the unassigned fund balance.

On MOTION by Mr. Clemens and seconded by Mr. Schwartz, with all in favor, authorizing Mr. Rupp's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September

30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Mr. Willis presented Resolution 2025-07 and read the title.

On MOTION by Mr. Clemens and seconded by Mr. Schwartz, with all in favor, Resolution 2025-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing an Effective Date

Mr. Willis presented Resolution 2025-08. This Resolution was approved at the May meeting; however, the names listed did not fully match the names stated on the audio. The slate is as follows:

Elliott Erickson	Chair
Thomas J. Clemens	Vice Chair
Robert I. Schwartz	Assistant Secretary
Gary Mona	Assistant Secretary
Russell T. Rupp	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Schwartz and seconded by Mr. Erickson, with all in favor, Resolution 2025-08, Electing and Removing Officers of the District and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Willis presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Willis noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Clemens and seconded by Mr. Erickson, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Mr. Willis presented the Unaudited Financial Statements as of July 31, 2025. He explained why the "Legal" line item is at 300% and the "Contingencies" line item is at 165%.

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of July 10, 2025 Regular Meeting Minutes**

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the July 10, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Other Business**

A Board Member noted an increase in the number of cane toads and asked if the CDD still has an account with Pesky Varmints. Mr. Willis replied affirmatively.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. The South Florida Water Management District (SFWMD) is ramping up its enforcement of area preserves and the lake banks.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

C. District Manager: Wrathell, Hunt & Associates, LLC

- **NEXT MEETING DATE: January 8, 2026 at 1:15 PM**

- **QUORUM CHECK**

All Supervisors present confirmed their attendance at the January 8, 2026 meeting.

THIRTEENTH ORDER OF BUSINESS**Audience
Requests****Comments/Supervisors'**

Mr. Rupp asked if it is feasible to have the lake maintenance easement staked/marked so landscapers and others can distinguish CDD property from HOA property. Mr. Willis stated water levels fluctuate and voiced concern that the CDD would have to obtain a costly legal survey.

Discussion ensued regarding whether a legal survey is needed, homeowner surveys, prior encroachment on the lake maintenance easement, the HOA and a GIS system.

Mr. Willis asked for permission to create digital maps showing the general locations and designations between CDD and homeowner property and upload it to the CDD website.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

**On MOTION by Mr. Clemens and seconded by Mr. Schwartz, with all in favor,
the meeting adjourned at 2:22 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 8, 2026	Regular Meeting	1:15 PM*
May 14, 2026	Regular Meeting	1:15 PM*
July 9, 2026	Regular Meeting	1:15 PM*
September 10, 2026	Public Hearing & Regular Meeting	1:15 PM*
<i>*Meetings are expected to commence at 1:15 PM, or immediately thereafter the adjournment of the meeting of the Parklands West CDD, which are scheduled to commence at 1:00 PM</i>		