

# **PARKLANDS WEST**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**July 10, 2025**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Parklands West 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**

July 3, 2025

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:

The Board of Supervisors of the Parklands West Community Development District will hold a Regular Meeting on July 10, 2025 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. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
  - A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
4. Presentation: Aesthetic Improvement of the Stormwater Lake Banks
5. Update: Superior Waterway Services, Inc. Treatment Report
6. Acceptance of Unaudited Financial Statements as of May 31, 2025
7. Approval of May 8, 2025 Regular Meeting Minutes
8. Other Business
9. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 585 Registered Voters as of April 15, 2025
    - NEXT MEETING DATE: September 11, 2025 at 1:00 PM [Public Hearing and Regular Meeting] (*Adoption of FY2026 Proposed Budget*)

○ QUORUM CHECK

|        |                |                          |           |                          |       |                          |    |
|--------|----------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | JAMES LUKAS    | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 2 | FRANK PERCUOCO | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 3 | ROBERT WYANT   | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 4 | BILL DARDY     | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 5 | DAVID LEVIN    | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |

10. Audience Comments/Supervisors' Requests

11. 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**

**PARTICIPANT CODE: 229 774 8903**



**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

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

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Parklands West Community Development District, Bonita Springs, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

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

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 3, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parklands West Community Development District, Bonita Springs, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District plus deferred outflows of resources exceeded its liabilities at the close of the fiscal year ended September 30, 2024, resulting in a net position balance of \$3,315,190.
- The change in the District's total net position in comparison with the prior fiscal year was \$83,338, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$300,554, an increase of \$77,882 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

| NET POSITION<br>SEPTEMBER 30,                   |              |              |  |
|---|--------------|--------------|--|
|   | 2024         | 2023         |  |
| Current and other assets                        | \$ 317,505   | \$ 248,720   |  |
| Capital assets, net of depreciation             | 7,291,436    | 7,726,526    |  |
| Total assets                                    | 7,608,941    | 7,975,246    |  |
| Deferred outflows of resources                  | 168,590      | 187,183      |  |
| Total assets and deferred outflows of resources | 7,777,531    | 8,162,429    |  |
| Current liabilities                             | 47,341       | 59,577       |  |
| Long-term liabilities                           | 4,415,000    | 4,871,000    |  |
| Total liabilities                               | 4,462,341    | 4,930,577    |  |
| Net position                                    |              |              |  |
| Net investment in capital assets                | 3,045,026    | 3,042,709    |  |
| Restricted                                      | 186,669      | 151,231      |  |
| Unrestricted                                    | 83,495       | 37,912       |  |
| Total net position                              | \$ 3,315,190 | \$ 3,231,852 |  |

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

| CHANGES IN NET POSITION<br>FOR THE FISCAL YEAR ENDED SEPTEMBER 30, |              |              |
|--|--------------|--------------|
|  | 2024         | 2023         |
| Revenues:  |              |              |
| Program revenues   |              |              |
| Charges for services   | \$ 859,857   | \$ 797,022   |
| Operating grants and contributions                                 | 17,637       | 8,749        |
| General revenues   |              |              |
| Miscellaneous  | 7,500        | 14,103       |
| Unrestricted investment earnings                                   | 18           | 14           |
| Total revenues   | 885,012      | 819,888      |
| Expenses:  |              |              |
| General government   | 110,494      | 115,545      |
| Maintenance and operations   | 479,262      | 478,391      |
| Bond issue costs   | -            | 6,000        |
| Interest   | 211,918      | 227,806      |
| Total expenses   | 801,674      | 827,742      |
| Change in net position   | 83,338       | (7,854)      |
| Net position - beginning   | 3,231,852    | 3,239,706    |
| Net position - ending  | \$ 3,315,190 | \$ 3,231,852 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$801,674. The costs of the District's activities were primarily funded by program revenues, which were comprised primarily of assessments and investment earnings. Expenses decreased mostly due to a decrease in bond issue costs and interest expense from the prior year.

## GENERAL BUDGETING HIGHLIGHTS

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



## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$16,713,858 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,422,422 has been taken, which resulted in a net book value of \$7,291,436. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$4,415,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parklands West Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

|   | Governmental<br>Activities |
|---|----------------------------|
| <b>ASSETS</b>                             |                            |
| Cash                                      | \$ 93,735                  |
| Assessments receivable                    | 2,446                      |
| Restricted assets:                        |                            |
| Investments                               | 221,324                    |
| Capital assets:                           |                            |
| Nondepreciable                            | 3,666,000                  |
| Depreciable, net                          | 3,625,436                  |
| Total assets                              | <u>7,608,941</u>           |
| <br><b>DEFERRED OUTFLOWS OF RESOURCES</b> |                            |
| Deferred charge on refunding              | 168,590                    |
| Total deferred outflows of resources      | <u>168,590</u>             |
| <br><b>LIABILITIES</b>                    |                            |
| Accounts payable                          | 16,951                     |
| Accrued interest payable                  | 30,390                     |
| Non-current liabilities:                  |                            |
| Due within one year                       | 475,000                    |
| Due in more than one year                 | 3,940,000                  |
| Total liabilities                         | <u>4,462,341</u>           |
| <br><b>NET POSITION</b>                   |                            |
| Net investment in capital assets          | 3,045,026                  |
| Restricted for debt service               | 186,669                    |
| Unrestricted                              | 83,495                     |
| Total net position                        | <u>\$ 3,315,190</u>        |

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

| <u>Functions/Programs</u>        | <u>Program Revenues</u> |                                     |   | Net (Expense)                                      |
|----------------------------------|-------------------------|-------------------------------------|---|--|
|                                  | <u>Expenses</u>         | <u>Charges<br/>for<br/>Services</u> | <u>Operating<br/>Grants and<br/>Contributions</u> | <u>Revenue and<br/>Changes in Net<br/>Position</u> |
| Primary government:              |                         |                                     |   |  |
| Governmental activities:         |                         |                                     |   |  |
| General government               | \$ 110,494              | \$ 110,494                          | \$ -  | \$ -   |
| Maintenance and operations       | 479,262                 | 82,237                              | -   | (397,025)  |
| Interest on long-term debt       | 211,918                 | 667,126                             | 17,637  | 472,845  |
| Total governmental activities    | 801,674                 | 859,857                             | 17,637  | 75,820   |
| General revenues:                |                         |                                     |   |  |
| Miscellaneous                    |                         |                                     |   | 7,500  |
| Unrestricted investment earnings |                         |                                     |   | 18   |
| Total general revenues           |                         |                                     |   | 7,518  |
| Change in net position           |                         |                                     |   | 83,338   |
| Net position - beginning         |                         |                                     |   | 3,231,852  |
| Net position - ending            |                         |                                     |   | <u>\$ 3,315,190</u>                                |

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

|                                     | Major Funds      |                   | Total                 |
|-------------------------------------|------------------|-------------------|-----------------------|
|                                     | General          | Debt<br>Service   | Governmental<br>Funds |
| <b>ASSETS</b>                       |                  |                   |                       |
| Cash                                | \$ 93,735        | \$ -              | \$ 93,735             |
| Investments                         | -                | 221,324           | 221,324               |
| Assessments receivable              | 711              | 1,735             | 2,446                 |
| Total assets                        | <u>\$ 94,446</u> | <u>\$ 223,059</u> | <u>\$ 317,505</u>     |
| <b>LIABILITIES</b>                  |                  |                   |                       |
| Accounts payable                    | \$ 10,951        | \$ 6,000          | \$ 16,951             |
| Total liabilities                   | <u>10,951</u>    | <u>6,000</u>      | <u>16,951</u>         |
| <b>FUND BALANCES:</b>               |                  |                   |                       |
| Restricted for:                     |                  |                   |                       |
| Debt service                        | -                | 217,059           | 217,059               |
| Unassigned                          | 83,495           | -                 | 83,495                |
| Total fund balances                 | <u>83,495</u>    | <u>217,059</u>    | <u>300,554</u>        |
| Total liabilities and fund balances | <u>\$ 94,446</u> | <u>\$ 223,059</u> | <u>\$ 317,505</u>     |

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

|                                   |    |         |
|-----------------------------------|----|---------|
| Fund balance - governmental funds | \$ | 300,554 |
|-----------------------------------|----|---------|

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

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

|                          |                    |  |           |
|--------------------------|--------------------|--|-----------|
| Cost of capital assets   | 16,713,858         |  |           |
| Accumulated depreciation | <u>(9,422,422)</u> |  | 7,291,436 |

|  |         |
|--|---------|
| Deferred outflows of resources resulting from current or advance refundings are reported in the government-wide financial statements but not on the fund financial statements. | 168,590 |
|--|---------|

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

|                          |                    |  |                    |
|--------------------------|--------------------|--|--------------------|
| Accrued interest payable | (30,390)           |  |                    |
| Bonds payable            | <u>(4,415,000)</u> |  | <u>(4,445,390)</u> |

|   |    |                         |
|---|----|-------------------------|
| Net position of governmental activities | \$ | <u><u>3,315,190</u></u> |
|---|----|-------------------------|

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

|  | Major Funds |                 | Total                 |
|--|-------------|-----------------|-----------------------|
|  | General     | Debt<br>Service | Governmental<br>Funds |
| REVENUES   |             |                 |                       |
| Assessments  | \$ 192,731  | \$ 667,126      | \$ 859,857            |
| Interest income  | 18          | 17,637          | 17,655                |
| Miscellaneous  | 7,500       | -               | 7,500                 |
| Total revenues   | 200,249     | 684,763         | 885,012               |
| EXPENDITURES   |             |                 |                       |
| Current:   |             |                 |                       |
| General government   | 110,494     | -               | 110,494               |
| Maintenance and operations                                   | 44,172      | -               | 44,172                |
| Debt service:  |             |                 |                       |
| Principal  | -           | 456,000         | 456,000               |
| Interest   | -           | 196,464         | 196,464               |
| Total expenditures   | 154,666     | 652,464         | 807,130               |
| Excess (deficiency) of revenues<br>over (under) expenditures | 45,583      | 32,299          | 77,882                |
| Fund balances - beginning                                    | 37,912      | 184,760         | 222,672               |
| Fund balances - ending                                       | \$ 83,495   | \$ 217,059      | \$ 300,554            |

See notes to the financial statements

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

|  |                         |
|--|-------------------------|
| Net change in fund balances - total governmental funds   | \$ 77,882               |
| Amounts reported for governmental activities in the statement of activities<br>are different because:  |                         |
| Depreciation of capital assets is not recognized in the governmental fund<br>statements but is reported as an expense in the statement of activities.  | (435,090)               |
| Repayments of long-term liabilities are reported as expenditures in the<br>governmental fund statement but such repayments reduce liabilities in the<br>statement of net position and are eliminated in the statement of activities. | 456,000                 |
| Bond discount and deferred amounts on refunding costs are amortized over<br>the lives of the bonds in the statement of activities, but are recorded as<br>expenditures in the governmental funds.                                    | (18,593)                |
| The change in accrued interest on long-term liabilities between the current<br>and prior fiscal year is recorded in the statement of activities but not in the<br>fund financial statements.   | <u>3,139</u>            |
| Change in net position of governmental activities  | <u><u>\$ 83,338</u></u> |

See notes to the financial statements

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

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

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

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

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

The Board has the responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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



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

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

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

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

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

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

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

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

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

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

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

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

#### Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$18,593 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

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

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Long-Term Obligations

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

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

#### Fund Equity/Net Position

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

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

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

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

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

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

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

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

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

### **Other Disclosures**

#### **Use of Estimates**

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

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

### **Deposits**

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2024:

|                                       | Amortized cost    | Credit Risk | Maturities                                      |
|---------------------------------------|-------------------|-------------|---|
| First American Government Obligations | 221,324           | S&P AAAm    | Weighted average of the fund portfolio: 31 days |
| Total Investments                     | <u>\$ 221,324</u> |             |   |

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

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

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

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

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

|  | Beginning<br>Balance | Additions    | Reductions | Ending<br>Balance |
|--|----------------------|--------------|------------|-------------------|
| <u>Governmental activities</u>               |                      |              |            |                   |
| Capital assets, not being depreciated        |                      |              |            |                   |
| Land and improvements                        | \$ 3,666,000         | \$ -         | \$ -       | \$ 3,666,000      |
| Total capital assets, not being depreciated  | 3,666,000            | -            | -          | 3,666,000         |
| Capital assets, being depreciated            |                      |              |            |                   |
| Infrastructure - water control and other     | 13,047,858           | -            | -          | 13,047,858        |
| Total capital assets, being depreciated      | 13,047,858           | -            | -          | 13,047,858        |
| Less accumulated depreciation for:           |                      |              |            |                   |
| Infrastructure - water control and other     | 8,987,332            | 435,090      | -          | 9,422,422         |
| Total accumulated depreciation               | 8,987,332            | 435,090      | -          | 9,422,422         |
| Total capital assets, being depreciated, net | 4,060,526            | (435,090)    | -          | 3,625,436         |
| Governmental activities capital assets       | \$ 7,726,526         | \$ (435,090) | \$ -       | \$ 7,291,436      |

Depreciation expense was charged to maintenance and operations function.

## NOTE 6 – LONG TERM LIABILITIES

### Series 2022

The Series 2022 Special Assessment Refunding Bonds were issued to refund the Series 2012 Bonds. The Bonds bear interest at 4.13%. Interest is paid quarterly on each November 2, February 2, May 2, and August 2. Principal is to be paid serially on each May 2 through May 2, 2032.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The 2022 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indentures.

The Bond Indenture established certain restrictions and requirements to be followed by the District on assessments to property owners and other requirements. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2024.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

|                                | Beginning<br>Balance | Additions | Reductions | Ending<br>Balance | Due Within<br>One Year |
|--------------------------------|----------------------|-----------|------------|-------------------|------------------------|
| <u>Governmental activities</u> |                      |           |            |                   |                        |
| Bonds payable:                 |                      |           |            |                   |                        |
| Series 2022                    | \$ 4,871,000         | \$ -      | \$ 456,000 | \$ 4,415,000      | \$ 475,000             |
| Total                          | \$ 4,871,000         | \$ -      | \$ 456,000 | \$ 4,415,000      | \$ 475,000             |

## NOTE 6 – LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending<br>September 30: | Governmental Activities |            |              |
|------------------------------|-------------------------|------------|--------------|
|                              | Principal               | Interest   | Total        |
| 2025                         | \$ 475,000              | \$ 177,435 | \$ 652,435   |
| 2026                         | 494,000                 | 157,621    | 651,621      |
| 2027                         | 514,000                 | 137,013    | 651,013      |
| 2028                         | 536,000                 | 115,557    | 651,557      |
| 2029                         | 558,000                 | 93,193     | 651,193      |
| 2030-2032                    | 1,838,000               | 135,775    | 1,973,775    |
| Total                        | \$ 4,415,000            | \$ 816,594 | \$ 5,231,594 |

## NOTE 7 – SHARED MAINTENANCE COSTS WITH PARKLANDS LEE

The District has an agreement with Parklands Lee Community Development District (“Parklands Lee CDD”) to share certain water management maintenance expenditures. The allocation for these shared costs is based upon the number of assessable units within each District. During the fiscal year ended September 30, 2024 Parklands West CDD had 498 assessable units and Parklands Lee CDD had 521 assessable units. As such, these expenditures were allocated 48.87% and 51.13% between Parklands West CDD and Parklands Lee CDD, respectively.

## NOTE 8 – MANAGEMENT COMPANY

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

## NOTE 9 – RISK MANAGEMENT

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

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

|  | Budgeted<br>Amounts<br><u>Original &amp; Final</u> | Actual<br>Amounts | Variance with<br>Final Budget -<br>Positive<br>(Negative) |
|--|--|-------------------|---|
| <b>REVENUES</b>  |  |                   |   |
| Assessments  | \$ 190,902   | \$ 192,731        | \$ 1,829  |
| Interest   | -  | 18                | 18  |
| Miscellaneous  | -  | 7,500             | 7,500   |
| Total revenues   | <u>190,902</u>                                     | <u>200,249</u>    | <u>9,347</u>  |
| <br><b>EXPENDITURES</b>  |  |                   |   |
| Current:   |  |                   |   |
| General government   | 129,020  | 110,494           | 18,526  |
| Maintenance and operations                                       | 49,882   | 44,172            | 5,710   |
| Total expenditures   | <u>178,902</u>                                     | <u>154,666</u>    | <u>24,236</u>   |
| <br>Excess (deficiency) of revenues<br>over (under) expenditures | <br><u>\$ 12,000</u>                               | <br>45,583        | <br><u>\$ 33,583</u>                                      |
| <br>Fund balance - beginning                                     |  | <u>37,912</u>     |   |
| <br>Fund balance - ending  |  | <u>\$ 83,495</u>  |   |

See notes to required supplementary information



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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT  
BONITA SPRINGS, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

| Element   | Comments  |
|---|---|
| Number of District employees compensated in the last pay period of the District's fiscal year being reported.   | 0   |
| Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported. | 2   |
| Employee compensation   | Not applicable  |
| Independent contractor compensation   | \$77,338  |
| Construction projects to begin on or after October 1; (>\$65K)  | Not applicable  |
| Budget variance report  | See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund |
| Ad Valorem taxes;   | Not applicable  |
| Non ad valorem special assessments;   |   |
| Special assessment rate   | Operations and maintenance - \$399.31 - \$7,187.58<br>Debt service - \$597.65 - \$244,105.70              |
| Special assessments collected   | \$859,857   |
| Outstanding Bonds:  | see Note 6 for details  |



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parklands West Community Development District, Bonita Springs, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 3, 2025.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

June 3, 2025



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

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

We have examined Parklands West Community Development District, Bonita Springs, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

June 3, 2025



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Parklands West Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 3, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

June 3, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**



**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT HEREBY  
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR  
ENDED SEPTEMBER 30, 2024**

**WHEREAS**, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 10th day of July, 2025.

ATTEST:

**PARKLANDS WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



## Parklands Lee and West CDD

### Lake Treatment Report

Treatment Dates May 2025

| Lake #   | Work<br>Performed | Target        | Target   | Treatment<br>Date | Notes/Comments                      |
|----------|-------------------|---------------|----------|-------------------|-------------------------------------|
| 1 Lee    | Inspected         |               |          | 5/27/25           | No Problems Noted                   |
| 2 Lee    | Inspected         |               |          | 5/27/25           | No Problems Noted                   |
| 3 Lee    | Treated           | Torpedograss  |          | 5/27/25           | Treated shoreline grasses and weeds |
| 4 Lee    | Treated           | Torpedograss  | Primrose | 5/13/25           | Treated shoreline grasses and weeds |
| 5 Lee    | Treated           | Torpedograss  | Primrose | 5/13/25           | Treated shoreline grasses and weeds |
| 6 Lee    | Treated           | Alligatorweed | Primrose | 5/7/25            | Treated shoreline grasses and weeds |
| 7 Lee    | Treated           | Alligatorweed | Primrose | 5/8/25            | Treated shoreline grasses and weeds |
| 8 Lee    | Treated           | Alligatorweed | Primrose | 5/9/25            | Treated shoreline grasses and weeds |
| 9 Lee    | Treated           | Torpedograss  | Primrose | 5/13/25           | Treated shoreline grasses and weeds |
| 10 Lee   | Treated           | Torpedograss  |          | 5/27/25           | Treated shoreline grasses and weeds |
| 11 Lee   | Treated           | Torpedograss  |          | 5/27/25           | Treated shoreline grasses and weeds |
| 12 Lee   | Treated           | Torpedograss  |          | 5/27/25           | Treated shoreline grasses and weeds |
| 14 Lee   | Treated           | Torpedograss  | Primrose | 5/13/25           | Treated shoreline grasses and weeds |
| 15 Lee   | Treated           | Torpedograss  | Primrose | 5/13/25           | Treated shoreline grasses and weeds |
| Sorrento | Treated           | Torpedograss  | Primrose | 5/13/25           | Treated shoreline grasses and weeds |



## Parklands Lee and West CDD

### Lake Treatment Report Treatment Dates May 2025

| Lake #  | Work<br>Performed | Target       | Target        | Treatment Date        | Notes/Comments                      |
|---------|-------------------|--------------|---------------|-----------------------|-------------------------------------|
| 1 West  | Treated           | Torpedograss | Alligatorweed | 5/7/25 and<br>5/27/25 | Treated shoreline grasses and weeds |
| 2 West  | Treated           | Torpedograss | Alligatorweed | 5/8/25                | Treated shoreline grasses and weeds |
| 3 West  | Inspected         |              |               | 5/8/25                | No Problems Noted                   |
| 4 West  | Inspected         |              |               | 5/9/25                | No Problems Noted                   |
| 5 West  | Inspected         |              |               | 5/10/25               | No Problems Noted                   |
| 6 West  | Inspected         |              |               | 5/22/25               | No Problems Noted                   |
| 7 West  | Inspected         |              |               | 5/22/25               | No Problems Noted                   |
| 8 West  | Treated           | Torpedograss | Primrose      | 5/22/25               | Treated shoreline grasses and weeds |
| 9 West  | Treated           | Torpedograss | Primrose      | 5/13/25               | Treated shoreline grasses and weeds |
| 10 West | Treated           | Torpedograss | Primrose      | 5/22/25               | Treated shoreline grasses and weeds |
| 11 West | Treated           | Torpedograss | Primrose      | 5/22/25               | Treated shoreline grasses and weeds |
| 12 West | Treated           | Torpedograss | Primrose      | 5/22/25               | Treated shoreline grasses and weeds |
| 13 West | Treated           | Torpedograss | Primrose      | 5/22/25               | Treated shoreline grasses and weeds |
|         |                   |              |               |                       |                                     |
|         |                   |              |               |                       |                                     |



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## **Parklands Lee and West CDD**

### **Lake Treatment Report**

### **Treatment Dates May 2025**

Lake inspection was completed June 23rd there were no major problems to report.

Water levels are starting to come up, so are several lakes with shoreline grasses/weeds in the water most of them have been treated we will continue to treat as needed, we are also actively treating lake banks just above water in order to stay ahead of the increasing water levels

We have only minor algae this year, we do expect some algae as the water levels increase due to lake bank vegetation

We will monitor lakes for algae and treat as needed

**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake 1L**

**Notes/Comments**

Moderate  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake 2L**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake 3L**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake**            **4L**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake**            **5L**

**Notes/Comments**

No problems noted

**Action Needed**

Routine maintenance



**Lake**            **6L**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance

**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake**            **7L**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake**            **8L**

**Notes/Comments**

No problems noted

**Action Needed**

Routine maintenance

**Lake**            **9L**

**Notes/Comments**

Moderate  
Grasses/Weeds in water

**Action Needed**

Routine maintenance

Picture was not usable



## **Parklands Lee and West CDD**

### **Lake Treatment Report**

**Treatment Dates May 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 North End**

**Notes/Comments**

Moderate

Grasses/Weeds in water

**Action Needed**

Routine maintenance

**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake**            **12L South End**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance



**Lake**            **14L**

**Notes/Comments**  
Minimal  
Grasses/Weeds in water

**Action Needed**  
Routine maintenance



**Lake**            **15L**

**Notes/Comments**  
Moderate  
Grasses/Weeds in water

**Action Needed**  
Routine maintenance



**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake**            **1W**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance



**Lake**            **2W**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance



**Lake**            **3W**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance

**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake**            **4W**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake**            **5W South End**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake**            **5W North End**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake**            **6W South End**

**Notes/Comments**

Moderate  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake**            **6W North End**

**Notes/Comments**

Minor  
Grasses/Weeds in water

**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 May 2025**



**Lake 9W**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance



**Lake 10W**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance



**Lake 11W**

**Notes/Comments**  
No problems noted

**Action Needed**  
Routine maintenance



**Parklands Lee and West CDD**  
**Lake Treatment Report**  
**Treatment Dates May 2025**



**Lake 12W**

**Notes/Comments**

Moderate  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake 13W**

**Notes/Comments**

Moderate  
Grasses/Weeds in water

**Action Needed**

Routine maintenance



**Lake 13W**

**Notes/Comments**

Minimal  
Grasses/Weeds in water

**Action Needed**

Routine maintenance

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**



**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2025**

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2025**

|  | Major Funds       |                                | Total<br>Governmental<br>Funds |
|--|-------------------|--------------------------------|--------------------------------|
|  | General           | Debt<br>Service<br>Series 2022 |                                |
| <b>ASSETS</b>                          |                   |                                |                                |
| Cash                                   | \$ 157,014        | \$ -                           | \$ 157,014                     |
| Investments                            |                   |                                |                                |
| Revenue account                        | -                 | 268,521                        | 268,521                        |
| Due from other funds                   |                   |                                |                                |
| General fund                           | -                 | 15,118                         | 15,118                         |
| Total assets                           | <u>\$ 157,014</u> | <u>\$ 283,639</u>              | <u>\$ 440,653</u>              |
| <b>LIABILITIES &amp; FUND BALANCES</b> |                   |                                |                                |
| <b>Liabilities:</b>                    |                   |                                |                                |
| Accounts payable                       | \$ 6,610          | \$ -                           | \$ 6,610                       |
| Due to other funds                     |                   |                                |                                |
| Debt service                           | 15,118            | -                              | 15,118                         |
| Due to other                           | -                 | 6,000                          | 6,000                          |
| Total liabilities                      | <u>21,728</u>     | <u>6,000</u>                   | <u>27,728</u>                  |
| <b>Fund balances:</b>                  |                   |                                |                                |
| Restricted for:                        |                   |                                |                                |
| Debt service                           | -                 | 277,639                        | 277,639                        |
| Unassigned                             | 135,286           | -                              | 135,286                        |
| Total fund balances                    | <u>135,286</u>    | <u>277,639</u>                 | <u>412,925</u>                 |
| Total liabilities and fund balances    | <u>\$ 157,014</u> | <u>\$ 283,639</u>              | <u>\$ 440,653</u>              |

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2025**

|  | Current<br>Month  | Year<br>to Date   | Budget           | % of<br>Budget |
|--|-------------------|-------------------|------------------|----------------|
| <b>REVENUES</b>  |                   |                   |                  |                |
| Assessment levy  | \$ 2,186          | \$ 187,510        | \$ 187,727       | 100%           |
| Interest & miscellaneous                                     | 2                 | 18                | -                | N/A            |
| Total revenues   | <u>2,188</u>      | <u>187,528</u>    | <u>187,727</u>   | 100%           |
| <b>EXPENDITURES</b>  |                   |                   |                  |                |
| <b>Administrative</b>  |                   |                   |                  |                |
| Supervisors  | -                 | 1,076             | 4,306            | 25%            |
| Management/recording   | 4,958             | 39,665            | 59,497           | 67%            |
| Legal  | -                 | 1,163             | 500              | 233%           |
| Engineering fees   | -                 | 205               | 20,000           | 1%             |
| Audit  | -                 | 7,100             | 7,100            | 100%           |
| Accounting services  | 400               | 3,198             | 4,797            | 67%            |
| Assessment roll preparation                                  | 1,042             | 8,333             | 12,500           | 67%            |
| Arbitrage rebate calculation                                 | -                 | -                 | 1,200            | 0%             |
| Dissemination agent fees                                     | 83                | 667               | 1,000            | 67%            |
| Trustee fees   | -                 | 4,246             | 4,500            | 94%            |
| Telephone  | 42                | 333               | 500              | 67%            |
| Postage  | -                 | 186               | 500              | 37%            |
| Printing & binding   | 86                | 690               | 1,035            | 67%            |
| Legal advertising  | -                 | -                 | 750              | 0%             |
| Website hosting & maintenance                                | -                 | -                 | 705              | 0%             |
| Website ADA compliance                                       | -                 | -                 | 210              | 0%             |
| Annual district filing fee                                   | -                 | 175               | 175              | 100%           |
| Insurance  | -                 | 7,827             | 8,279            | 95%            |
| Contingencies  | 150               | 1,123             | 1,000            | 112%           |
| Total administrative   | <u>6,761</u>      | <u>75,987</u>     | <u>128,554</u>   | 59%            |
| <b>Water management services</b>                             |                   |                   |                  |                |
| Other contractual  | -                 | 57,675            | 46,428           | 124%           |
| Electricity  | -                 | 709               | 1,500            | 47%            |
| Total water management services                              | <u>-</u>          | <u>58,384</u>     | <u>47,928</u>    | 122%           |
| <b>Other fees and charges</b>                                |                   |                   |                  |                |
| Tax collector  | -                 | 885               | 747              | 118%           |
| Property appraiser   | -                 | 481               | 498              | 97%            |
| Total other fees and charges                                 | <u>-</u>          | <u>1,366</u>      | <u>1,245</u>     | 110%           |
| Total expenditures   | <u>6,761</u>      | <u>135,737</u>    | <u>177,727</u>   | 76%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (4,573)           | 51,791            | 10,000           |                |
| Fund balance - beginning                                     | 139,859           | 83,495            | 71,847           |                |
| Fund balance - ending  | <u>\$ 135,286</u> | <u>\$ 135,286</u> | <u>\$ 81,847</u> |                |

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED MAY 31, 2025**

|  | Current<br>Month  | Year<br>to Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>  |                   |                   |                   |                |
| Assessment levy: on-roll                                     | \$ 7,359          | \$ 628,332        | \$ 632,079        | 99%            |
| Assessment levy: off-roll, direct bill                       | -                 | 32,049            | 33,385            | 96%            |
| Interest   | 2,518             | 11,955            | -                 | N/A            |
| Total revenues   | <u>9,877</u>      | <u>672,336</u>    | <u>665,464</u>    | 101%           |
| <b>EXPENDITURES</b>  |                   |                   |                   |                |
| Principal  | 475,000           | 475,000           | 475,000           | 100%           |
| Interest   | 45,585            | 136,755           | 177,435           | 77%            |
| Total expenditures   | <u>520,585</u>    | <u>611,755</u>    | <u>652,435</u>    | 94%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (510,708)         | 60,581            | 13,029            |                |
| Fund balance - beginning                                     | 788,347           | 217,058           | 203,840           |                |
| Fund balance - ending  | <u>\$ 277,639</u> | <u>\$ 277,639</u> | <u>\$ 216,869</u> |                |

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on May 8, 2025 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

**Present:**

|                |                     |
|----------------|---------------------|
| Frank Percuoco | Chair               |
| Robert Wyant   | Vice Chair          |
| James Lukas    | Assistant Secretary |
| David Levin    | Assistant Secretary |
| William Dardy  | Assistant Secretary |

**Also present:**

|              |                    |
|--------------|--------------------|
| Chuck Adams  | District Manager   |
| Shane Willis | Operations Manager |
| Andy Nott    | Superior Waterways |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:00 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

Mr. Nott distributed and presented the Superior Waterway Services, Inc. Treatment Report and responded to questions. He noted that water levels are dropping and grasses and lake banks are being maintained proactively.

Discussion ensued regarding potential dredging in a shallow pond near Osprey 7.

A Board Member voiced his opinion that the area in question was torn up and that golf course staff would have accommodated a request if they had been asked when the equipment was present.

Mr. Willis will request a quote from M.R.I. for pumping and spreading material on the lake bank.

A Board Member discussed his concerns regarding the wall farthest to the west on Ibis 6, which seems to be crumbling and has white pipes that are visible. Mr. Willis noted that other similar reports were received related to low water levels.

Mr. Nott will inspect the area.

#### FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Percuoco presented Resolution 2025-03 and read the title.

The Board and Staff discussed the proposed Fiscal year 2026 budget and Mr. Adams responded to questions.

Mr. Adams stated the Amortization Schedule will be adjusted to reflect that the next four payments will be included in the Fiscal Year 2026 budget, rather than the four currently included in the boxed area shown on Page 5, which represent the Fiscal Year 2025 payments. The correct Principal and Interest payments will be inserted on Page 4.

**On MOTION by Mr. Lukas and seconded by Mr. Dardy, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on September 11, 2025 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and**

Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

**FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Percuoco presented Resolution 2025-04.

On MOTION by Mr. Wyant and seconded by Mr. Levin, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

**SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Percuoco presented Resolution 2025-05. Mr. Adams discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of March 31, 2025

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.



111

112 **EIGHTH ORDER OF BUSINESS**113 **Approval of January 9, 2025 Regular**  
114 **Meeting Minutes**

115 **On MOTION by Mr. Lukas and seconded by Mr. Percuoco, with all in favor, the**  
116 **January 9, 2025 Regular Meeting Minutes, as presented, were approved.**

117

118

119 **NINTH ORDER OF BUSINESS****Other Business**

120

121 Discussion ensued regarding an email related to new stormwater rules going into effect  
122 in July 2025. Mr. Willis stated that those regulations apply to new CDDs; the CDD is already  
123 executing most of the items listed under the current aquatics contract.

124

125 **TENTH ORDER OF BUSINESS****Staff Reports**

126

127 **A. District Counsel: Coleman, Yovanovich & Koester, P.A.**128 **B. District Engineer: Johnson Engineering, Inc.**129 **C. District Manager: Wrathell, Hunt & Associates, LLC**

130 There were no Staff reports.

131 **• UPCOMING MEETINGS**132 ➤ **July 10, 2025 at 1:00 PM [Regular Meeting]**133 ➤ **September 11, 2025 at 1:00 PM [Public Hearing and Regular Meeting]**  
134 **(Adoption of FY2026 Proposed Budget)**135 **○ QUORUM CHECK**

136 Supervisors Percuoco, Wyant, Dardy and Levin confirmed their attendance at the July  
137 10, 2025 meeting, with one of them attending via telephone.

138 Supervisor Lukas will not attend.

139

140 **ELEVENTH ORDER OF BUSINESS****Audience  
Requests****Comments/Supervisors'**

141

142

143 There were no audience comments or Supervisors' requests.

144

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the meeting adjourned at 1:28 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2025

| NAME OF COMMUNITY<br>DEVELOPMENT DISTRICT | NUMBER OF<br>REGISTERED VOTERS<br>AS OF 04/15/2025 |
|---|--|
| Babcock Ranch                             | 0  |
| Bay Creek                                 | 758  |
| Bayside Improvement                       | 2,910  |
| Beach Road Golf Estates                   | 1,307  |
| Brooks I of Bonita Springs                | 2,167  |
| Brooks II of Bonita Springs               | 1,483  |
| Coral Bay                                 | 264  |
| East Bonita Beach Road                    | 701  |
| Mediterra                                 | 431  |
| Parklands Lee                             | 559  |
| Parklands West                            | 585  |
| River Hall                                | 3,093  |
| River Ridge                               | 1,421  |
| Saltleaf CDD                              | 0  |
| Savanna Lakes                             | 239  |
| Stonewater                                | 349  |
| Stoneybrook                               | 1,680  |
| University Square                         | 0  |
| University Village                        | 0  |
| Verandah East                             | 1,032  |
| Verandah West                             | 957  |
| Waterford Landing                         | 1,507  |
| WildBlue                                  | 988  |

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

| PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT                                      |   |         |
|--|---|---------|
|  |   |         |
| BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE                        |   |         |
|  |   |         |
| LOCATION   |   |         |
| <i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i> |   |         |
|  |   |         |
| DATE   | POTENTIAL DISCUSSION/FOCUS  | TIME    |
|  |   |         |
| January 9, 2025  | Regular Meeting   | 1:00 PM |
|  |   |         |
| May 8, 2025  | Regular Meeting<br><i>Presentation of FY2026 Proposed Budget</i>              | 1:00 PM |
|  |   |         |
| July 10, 2025  | Regular Meeting   | 1:00 PM |
|  |   |         |
| September 11, 2025   | Public Hearing & Regular Meeting<br><i>Adoption of FY2026 Proposed Budget</i> | 1:00 PM |
|  |   |         |